

PROCEEDINGS OF THE COMMON COUNCIL
IN REGULAR SESSION
TUESDAY, AUGUST 11, 1981

CITY OF FORT WAYNE, INDIANA
JOURNAL OF THE PROCEEDINGS
OF THE COMMON COUNCIL

THE COMMON COUNCIL OF THE CITY OF FORT WAYNE MET IN THE
COUNCIL CHAMBERS Tuesday EVENING August 11 A.D., 19 81 ,
IN Regular SESSION. PRESIDENT John Nuckols

IN THE CHAIR, AND Charles W. Westerman CLERK, AT THE DESK,
and John H. Logan, Council Attorney
PRESENT THE FOLLOWING MEMBERS VIZ:

BURNS ✓, EISBART ✓, GiaQUINTA ✓,
NUCKOLS A, SCHMIDT, D. A, SCHMIDT, V. ✓,
SCHOMBURG ✓, STIER ✓, TALARICO ✓,
ABSENT

COUNCILMAN _____,
_____, _____,

THE INVOCATION WAS GIVEN BY Reverend Graham Williams

~~Ne Hope Church of God~~

RECEIVED REPORT FROM THE CITY CONTROLLER FOR THE MONTH OF
May & June, 19 81. MOTION MADE AND CARRIED THAT REPORT BE MADE
A MATTER OF RECORD AND PLACED ON FILE.

THE MINUTES OF THE LAST REGULAR Regular July 28, 1981,

Special July 30, 1981,

SPECIAL _____, 19____,

SESSION HAVING BEEN DELIVERED TO THE COUNCIL, WERE, ON MOTION, APPROVED
AND PUBLISHED.

CALL, CONSENT AND WAIVER OF NOTICE OF A SPECIAL
MEETING OF THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA, TO BE HELD
MONDAY, AUGUST 31, 1981 - 7:00 P.M. ROOM 126
SPECIAL SESSION

We, the undersigned, being all of the members of the Common Council
of the City of Fort Wayne, Indiana do hereby call a special meeting of said Council
to be held on MONDAY, AUGUST 31, 1981 at 7:00 o'clock P.M.,

E.S.T. and jointly and severally waive notice of the time, place and purpose of
said meeting and consent that same be held on the aforesaid date for the purpose

placing Bill No. A-81-08-01 -- AN ORDINANCE appropriating monies for
the purpose of defraying the expenses of the several departments of
the City Government of the City of Fort Wayne, Indiana for the fiscal
year beginning January 1, 1982, and ending December 31, 1982, including
all outstanding claims and obligations a fixing a time when the same shall
take effect and ~~Bill No. S-81-08-02~~ fixing the tax levy for the
City of Fort Wayne for the year 1982 for action and passage

Justin H. ...
Vivian H. Schmidt
Mark E. ...
Carl ...
Samuel J. Talarico

By Arthur V
Roy Schorring

DATED THIS

Monday aug. 10th 1981

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

CALL, CONSENT AND WAIVER OF NOTICE OF A SPECIAL
MEETING OF THE COMMON COUNCIL OF THE CITY OF
FORT WAYNE, INDIANA, TO BE HELD

~~TUESDAY~~, AUGUST ~~4~~¹⁰, 1981 - 7:00 P.M.

~~Monday~~ 10,

We, the undersigned, being all of the members of the Common Council
of the City of Fort Wayne, Indiana do hereby call a special meeting of said Council
to be held on ~~Tuesday~~^{Monday}, August ~~4~~¹⁰, 1981 at 7:00 o'clock P.M.,
E.S.T. and jointly and severally waive notice of the time, place and purpose of
said meeting and consent that same be held on the aforesaid date for the purpose
introducing the budget ordinance for the City of Fort Wayne, Departments
for the year 1982 & fixing the tax rates and levies for the 1982
budget for the Civil City of Fort Wayne

John Duckels

Joe Seltin

Vivian L. Schmitt

Mark E. G. Smith

E. Schmitt

Paul H. Burns

Pa. A. A. A.

Samuel J. Talaris

Roy J. Alborn

DATED THIS 28th day of July, 1981.

Charles W. Westerman
CHARLES W. WESTERMAN
CITY CLERK

Controllers
Financial
Statement
for May & June
1981.

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE MAY 1981

FUND NUMBER & NAME	BEGINNING BALANCE	RECEIPT.	DISBURSEMENTS	BALANCE
010 - GENERAL	4,382,731.72)	6,190,983.04	3,370,369.18	(1,562,117.86)
119 - CETA	491,301.72	920,000.00	1,069,510.82	341,790.90
120 - AVIATION	29,199.12	2,151,418.70	2,148,561.08	32,056.74
121 - PARK GENERAL	(489,578.14)	920,445.85	326,316.07	104,551.64
123 - REDEVELOPMENT GENERAL	1,928.47	50,297.77	33,421.76	18,804.48
128 - MOTOR VEHICLE HIGHWAY	1,468,155.13	310,212.27	215,815.57	1,562,551.83
131 - E.E.O.C.	70,305.16	4,175.00	7,037.64	67,442.52
132 - PARKING ADM.	148,553.91	32,177.65	29,735.58	150,995.98
133 - M.I.E.E.O.C.	1,128.12	-----	-----	1,128.12
134 - REVENUE SHARING	1,714,006.70	-----	107,247.16	1,606,759.54
138 - LOCAL ROAD & STREETS	1,366,530.12	142,847.83	217,771.35	1,291,606.60
140 - FIRE PENSION	(382,880.64)	400,341.65	(204.65)	17,665.66
141 - POLICE PENSION	(443,918.34)	372,637.86	200.00	(71,480.48)
142 - S.O.P.PENSION	(8,336.13)	18,769.60	98.00	10,335.47
146 - FINE ARTS FOUNDATION	698.96	-----	698.96	-----
147 - ACCIDENT REPORT ACCOUNT	9,247.01	1,745.00	840.25	10,151.76
148 - TECH.SERVICE & PHOTO	1,987.75	42.00	-----	2,029.75
153 - LAW ENFORCEMENT & TRAININT	152.95	-----	-----	152.95
154 - FORT WAYNE FIREFIGHTERS	49,824.39	-----	20,880.47	28,943.92

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE MAY 18
1981

FUND NUMBER & NAME	BEGINNING BALANCE	RECEIPT.	DISBURSEMENTS	BALANCE
160 - OMNIBUS CRIME	31,800.69	-----	4,043.86	27,756.83
165 - JUNK CARS	19,252.66	295.00	88.99	19,458.67
166 - CATV	95,050.04	3,453.54	-----	98,504.48
189 - CDBG DISCRETIONERY	75,702.84	-----	-----	75,702.84
191 - FEDERAL REVOLVING	39,139.76	7,069.95	8,374.38	37,835.33
194 - EDA GRANT	(16,570.81)	-----	1,876.80	(18,447.61)
195 - COMM. DEV. GRANT	277,449.88	31,195.61	124,014.42	184,631.07
226 - REDEVELOPMENT DIST.	43.74	333,909.45	333,900.00	53.19
281 - STREET BOND/1975 FUND	46,788.59	95,000.00	-----	141,788.59
282 - PARKING SINKING FUND	24,017.73	-----	-----	24,017.73
317 - IND.R-51 PROJECT	-----	-----	-----	-----
* 321 - AIRPORT BOND	21,367.64	662,352.78	656,573.92	27,146.50
330 - SEWER RELIEF	63,978.21	-----	-----	63,978.24
333 - PUBLIC LIGHTING	93,112.67	-----	7,957.72	85,154.95
344 - REDEVELOPMENT DIST. CAPT.	24,164.13	186,509.45	182,606.00	28,067.58
345 - CUMM.CAPT. IMPROVEMENT	69,657.79	-----	3,859.00	65,798.79
* 319 - REDEVELOPMENT CBD	35,215.35	-----	174.00	35,041.35

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE MAY 1981

FUND NUMBER & NAME	BEGINNING BALANCE	RECEIPT.	DISBURSEMENTS	BALANCE
355 - PARK CUMMULATIVE	14,815.64	178,481.12	193,000.00	296.76
380 - 1975 STREET BOND CONSTRUCTION	19,430.95	-----	-----	19,430.95
382 - CIVIC CENTER PARKING GARAGE	(340,370.85)	-----	-----	(340,370.85)
401 - WORKERS COMP.	2,424.38	-----	-----	2,424.38
411 - CIVIL CITY PAYROLL	51,598.44	1,653,488.11	1,646,934.90	58,151.65
422 - PARK TRUST	8,411.89	354,233.11	334,851.49	27,793.51
424 - GENERAL TRUST	4,228.10	67.50	1,295.93	2,999.67
425 - R-53 ADM.REVOLVING	13,376.56	1,895.99	3,082.21	12,190.34
437 - HUMANE TRUST	18,553.41	1,427.61	-----	19,981.02
439 - MUNICIPAL PENSION	10,309.55	-----	100.00	10,209.55
463 - CETA PAYROLL	163.66	551,298.76	551,234.76	227.66
470 - NEW FIRE PENSION	6,853.38	-----	-----	6,853.38
471 - NEW POLICE PENSION	11,941.76	-----	-----	11,941.76
501 - WATER CONSTRUCTION	12,000.38	508,897.57	498,464.66	22,433.29
512 - UTILITIES, ELECTRIC	(2,408.08)	3,566,940.83	3,644,143.17	(79,610.42)
513 - UTILITIES, WATER	(424.81)	2,964,078.90	3,007,173.41	(43,519.32)
514 - UTILITIES, SEWER	177,413.41	10,306,601.55	9,746,882.66	737,132.32

INVESTMENTS

CITY CONTROLLER'S FINANCIAL STATEMENT

FUND NUMBER AND NAME	BEGINNING BALANCE	MATURED	PURCHASED	ENDING BALANCE
120 - AVIATION	(1,950,000)	1,950,000	2,000,000	2,000,000
123 - REDEVELOPMENT GENERAL	(25,000)	25,000	25,100	(25,100)
138 - LOCAL ROAD & STREETS	(12,000)	-----	-----	(12,000)
317 - REDEVELOPMENT IND.R-51				
319 - CBD REFITALIZATION	(150,000)	-----	-----	(150,000)
321 - AIRPORT IMPROVEMENT BOND	(650,000)	650,000	225,000	(225,000)
344 - REDEVELOPMENT DIST. CAPT.	(175,000)	175,000	175,000	(175,000)
355 - PARK CUMM. CAPT.	(176,000)	176,000	193,000	(193,000)
422 - PARK TRUST	(315,000)	315,000	240,000	(240,000)
501 - WATER CONSTRUCTION	(3,100,000)	500,000	250,000	(2,850,000)
512 - UTILITIES, ELECTRIC	(3,200,000)	2,100,000	1,950,000	(3,050,000)
513 - UTILITIES, WATER	(2,800,000)	2,200,000	2,450,000	(3,050,000)
514 - UTILITIES, SEWER	(10,000,000)	7,700,000	6,900,000	(9,200,000)
226 Dist Redevelopment Bond	(107,500)	107,500	333,900	(333,900)
999 - INVESTMENTS	(254,000)	6,854,000	11,392,000	(4,792,000)
318 Civic Center Garden	(2,750,000)	1,000,000	1,000,000	(2,750,000)
TOTALS	25,664,500	23,752,500	27,134,000	(25,046,000)

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE JUNE 1981

FUND NUMBER & NAME	BEGINNING BALANCE	RECEIPT.	DISBURSEMENTS	BALANCE
010 - GENERAL	1 562.117.86	5 509 233 30	1.766.805.51	5,304,545.65
119 - CETA	341 790 90	633.356.13	965 348 12	9 798 91
120 - AVIATION	32.056 74	702.268.12	678.449 34	55.875.52
121 - PARK GENERAL	104.551 64	710,750 11	356,412.92	458,888.83
123 - REDEVELOPMENT GENERAL	18,804.48	197,006.31	71 049.91	144,760.88
128 - MOTOR VEHICLE HIGHWAY	1,562,551.83	260,226.24	174,068.50	1,648 709.57
131 - E.E.O.C.	67.442.52	6,000.00	7.890 82	65.551.70
132 - PARKING ADM.	150,995 98	52 906.65	32 504.16	171,398.47
133 - M.I.E.E.O.C.	1.128 12	-----	-----	1,128.12
134 - REVENUE SHARING	1,606,759 54	(1,531,883.72)	67,297 54	7,578.28
138 - LOCAL ROAD & STREETS	1,291,606 60	128,698.40	133,874.83	1,286,430.17
140 - FIRE PENSION	17,665.66	281,816.45	172,445.38	127,036.73
141 - POLICE PENSION	(71,480 48)	257,846.89	184,640 63	1,725 78
142 - S.O.P. PENSION	10,335 47	14,081 69	7,919.88	16,497.28
146 - FINE ARTS FOUNDATION	-----	-----	-----	-----
147 - ACCIDENT REPORT ACCOUNT	10,151 76	1.276 00	2,043 77	9,383 99
148 - TECH. SERVICE & PHOTO	2,029 75	159 90	-----	2,189 65
153 - LAW ENFORCEMENT & TRAININT	152 95	-----	-----	152 95
154 - PORT WAYNE FIREFIGHTERS	28,943 92	29 145 50	15,352 00	42,737.42

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE JUNE 1981

FUND NUMBER & NAME	BEGINNING BALANCE	RECEIPT.	DISBURSEMENTS	BALANCE
160 - OMNIBUS CRIME	27,756.83	-----	1,476.00	26,280.83
165 - JUNK CARS	19,458.67	2,985.00	2,089.98	20,353.69
166 - CATV	98,504.48	-----	-----	98,504.48
189 - CDBG DISCRETIONARY	75,702.84	-----	-----	75,702.84
191 - FEDERAL REVOLVING	37,835.33	6,600.00	9,548.99	34,886.34
194 - EDA GRANT	(18,447.61)	-----	792.00	(19,239.61)
195 - COMM. DEV. GRANT	184,631.07	421,365.86	127,246.20	478,750.73
220 - Airport Imp. Bond	-----	174,825.00	87,412.50	87,412.50
226 - REDEVELOPMENT DIST.	53.19	496.86 95	252,500.00	244,415.14
281 - STREET BOND/1975 FUND	141,788.59	66,580.59	-----	208,369.18
282 - PARKING SINKING FUND	24,017.73	-----	-----	24,017.73
317 - IND.R-51 PROJECT				
* 321 - AIRPORT BOND	27,146.50	228,450.00	241,449.06	14,147.44
330 - SEWER RELIEF	63,978.21	-----	-----	63,978.21
333 - PUBLIC LIGHTING	85,154.95	-----	1,235.30	83,919.65
344 - REDEVELOPMENT DIST. CAPT.	28,067.58	177,998.70	186,534.34	19,531.94
345 - CUMM.CAPT. IMPROVEMENT	65,798.79	376,072.60	-----	441,871.39
* 319 - REDEVELOPMENT CBD	35,041.35	152,169.27	144,450.00	42,760.62
318 - Civic Ctr. B. Gardens	76,782.81	2,810,653.00	3,750,679.18	(863,243.37)

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE JUNE 9181

FUND NUMBER & NAME	BEGINNING BALANCE	RECEIPT.	DISBURSEMENTS	BALANCE
355 - PARK CUMMULATIVE	296.76	196,180.48	195,770.00	707.24
380 - 1975 STREET BOND CONSTRUCTION	19,430.95	-----	-----	19,430.95
382 - CIVIC CENTER PARKING GARAGE	(340,370.85)	-----	-----	(340,370.85)
402 - Allocated Expenses	11,294.39	-----	-----	11,294.39
401 - WORKERS COMP.				
411 - CIVIL CITY PAYROLL	58,151.65	1,901,723.64	1,801,461.37	158,413.92
422 - PARK TRUST	27,793.51	259,331.41	277,636.90	9,488.02
424 - GENERAL TRUST	2,999.67	-----	1,720.66	1,279.01
425 - R-53 ADM.REVOLVING	12,190.34	2,799.66	1,281.87	13,708.13
437 - HUMANE TRUST	19,981.02	2,977.52	4,421.71	18,536.83
439 - MUNICIPAL PENSION	10,209.55	-----	(125.00)	10,334.55
463 - CETA PAYROLL	227.66	351,140.66	333,494.33	17,873.99
470 - NEW FIRE PENSION	6,853.38	-----	-----	6,853.38
471 - NEW POLICE PENSION	11,941.76	-----	-----	11,941.76
501 - WATER CONSTRUCTION	22,433.29	253,493.13	197,860.36	78,066.06
512 - UTILITIES, ELECTRIC	(79,610.42)	2,955,527.40	2,907,891.69	(31,974.71)
513 - UTILITIES, WATER	(43,519.32)	2,075,303.20	1,937,511.42	94,272.46
514 - UTILITIES, SEWER	737,132.30	9,886,256.59	10,286,820.67	336,568.22

CITY CONTROLLER'S MONTHLY FINANCIAL STATEMENT

DATE JUNE 1981

[illegible]



The City of Fort Wayne

Office of the Mayor

August 11, 1981

To The Members of the Common Council:

As you know, I have decided to veto the Animal Control Ordinance which was passed by the Council last week. This was a difficult decision to make, because an ordinance of this nature is greatly needed.

Basically, I was pleased with the intent of this ordinance. It is certainly a step in the right direction. Specifically, I was pleased that it established something of a "bill of rights" for animals, that it provided much-needed funds for the proper operation of the Humane Shelter, and that it helped define the problems of animal control better than in the past. I commend the members of the Council for the work that has been done on this legislation so far.

However, I have several concerns about this ordinance which warrant additional consideration of the animal control problems we are dealing with. First, the law is largely unenforceable as written. No matter how many Humane Officers we could reasonably afford, we could not prosecute all the violations outlined in this legislation.

Second, the ordinance does not adequately address itself to the problem of barking dogs, and the legal means to prosecute their owners. This is one of the most common complaints about animals that we receive, and should not go unmentioned in an ordinance of this kind.

Finally, this ordinance limits breeders to one litter per year, while commercial pet stores are not restricted in any way. This is certainly discriminatory, and favors out-of-town breeders who make sales in our community but send their profits elsewhere. Limiting just the local commercial breeders will not solve the pet overpopulation problem in itself, unless these other concerns are dealt with as well.

Common Council

Page Two

If my veto is sustained, I will form a committee comprised of representatives of the various organizations concerned with animal control -- the Humane Shelter, the Humane Society, the neighborhoods, the Council and the breeders. This committee will be asked to use the present ordinance as a starting point, and adapt it in a way that will make it more enforceable, more responsive to citizen needs, and more equitable to all concerned. I will also ask that this be done quickly, since this legislation is needed -- in final form -- as rapidly as possible.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Win Moses, Jr.", with a stylized flourish at the end.

Win Moses, Jr.
Mayor

WM/dd

Memorandum

To Members of the Fort Wayne City Plan Commission Date 8/3/81

From Al Tepfer, CD&P Staff *ATW*

Subject West Central Neighborhood Plan

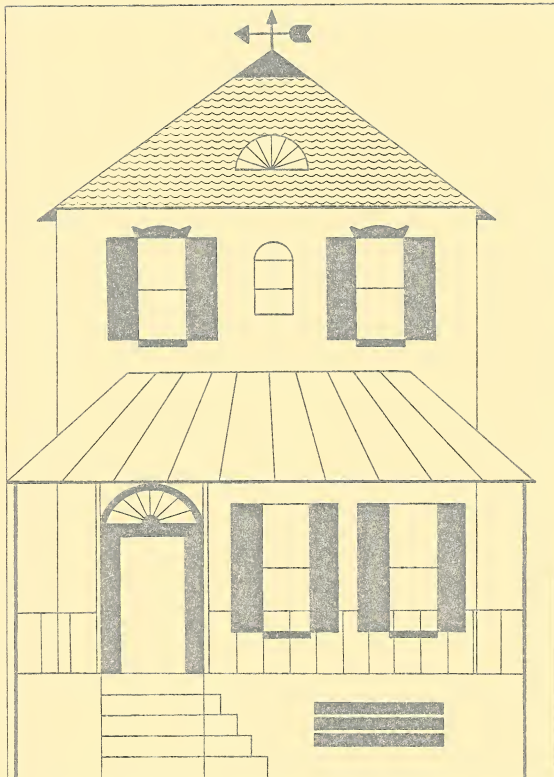
COPIES TO:

Accompanying, for your review, please find a copy of the West Central Neighborhood Plan scheduled for presentation at the August 24, 1981 business meeting.

WEST CENTRAL
NEIGHBORHOOD
PLAN

fort
wayne
indiana

Department of
COMMUNITY DEVELOPMENT &
PLANNING



WEST CENTRAL

**GRANDE OLDE
NEIGHBORHOOD**

A Plan for the

WEST CENTRAL NEIGHBORHOOD

Prepared for

THE FORT WAYNE CITY PLAN COMMISSION

and the

MAYOR & COMMON COUNCIL

by the

Department of Community Development and Planning

June 1981

Funds for the preparation of this plan were provided under Title I of the Housing and Community Development Acts of 1974 and 1977.

DEPARTMENT OF
COMMUNITY DEVELOPMENT AND PLANNING

Dr. Abraham K. Farkas, Director

Office of the Director

Susan Barnes	Asst. Dept. Accountant
Thomas H. Burr	Department Accountant
Dianne Hairston	Compliance Administrator
Althia Jordan	Executive Secretary
Karen Williams	Asst. Compliance Administrator
Pat Wuellner	Administrative Assitant

Norman Abbott, Director of Planning

Land Use Management

Gary F. Baeten	Senior Planner
Patricia A. Biancaniello	Secretary
Fred R. Koverman	Zoning Enforcement Officer
Richard E. Kunkel	Land Use Specialist
Nancy C. Niemann	Secretary
Kathleen A. Schaeffer	Secretary
Beatrice B. Wilkening	Asst. Zoning Enforcement Officer
F. Robert Woenker	Associate Planner

Urban Form

Kenric McCrory	Senior Planner
Debra Beetem	Associate Planner
Alan Tepfer	Assistant Planner

Economic Development

Kathy Moses	Senior Planner (EDC)
Diane Schuster	LDC Program Administrator
Deborah J. Shell	Associate Planner

Neighborhood Planning

David Baker	Senior Planner
Marvin Christensen	Associate Planner
Mark Gecowets	Assistant Planner, Design
Denarie Kane	Assistant Planner, Design
Judith Kilgore	Assistant Planner
Gralan Lax	Drafting Technician
Madeleine Pabis	Assistant Planner

Assistant Planner Alan Tepfer was primarily responsible for the preparation of this document. Graphic work for the plan was completed by Mark Gecowets, Assistant Planner, Design.

The planning staff would like to express their appreciation to the West Central Neighborhood Association and the following residents of West Central who assisted in the development of this plan through their participation in the neighborhood meetings.

Karen Anderson
Laura Arnold
Bart Bircheff
Earl Braunlin
Ray Breiding
Jean Collins
Dave Doswell
Robert Eley
Sarah Geroff
Deb Hartman
Al Hofer

Maria Male
Bob Pence
Bill Roberts
Jim Schaab
Larry Smethers
Mr. & Mrs. Phil Stewart
Darrell Tilford
Donna Veiga
Robert Veiga
Deb Walters
Ralph Whitmore
Harvey Yoder

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CHAPTER I : INTRODUCTION

THE PURPOSE OF THE NEIGHBORHOOD PLAN

THE NEIGHBORHOOD PLANNING PROCESS

INTRODUCTION

West Central, "The Grand Olde Neighborhood" is located on the near west side of the City of Fort Wayne immediately adjacent to the central business district. It is bounded on the west and north by the St. Marys River; on the east by Wells Street, Superior Street, Ewing Street, Berry Street, Webster Street, Baker Street, Fairfield Avenue and the Norfolk and Western Railroad tracks;* and on the south by Taylor Street.

Throughout its history as one of the earliest settled portions of the City, West Central has played a significant role. A first step in the modern development of West Central took place in 1838 when William Rockhill, an early land speculator, attempted to move the activity center of the City from the central development to the West End by constructing the Rockhill House, a hotel, on the southwest corner of Broadway and Main Street (now the site of St. Joseph Hospital). During 1843, Hugh McCulloch (Secretary of the Treasury under Abraham Lincoln, Andrew Johnson and Chester A. Arthur) constructed his home on Superior Street.

Continuing for the balance of the nineteenth century numerous factors contributed to the popularization of the West Central neighborhood as a residential, commercial and industrial area including:

- The opening of the Wabash and Erie Canal in July, 1843 and later the Nickle Plate Railroad in 1852 along the northern portion of the neighborhood between Superior and Main Streets;
- The construction of Methodist College on College Street between Wayne and Berry Streets in 1847 (later to become Taylor University of Upland, Indiana);
- The construction of churches such as St. Johns Evangelical Lutheran Church (1853), Trinity Episcopal Church (1865), and Emmanuel Lutheran (1868);
- The establishment of the first public schools conducted in private homes supported by local tax money (1853);
- The influx of many of the City's early prominent people, who established their substantial dwellings in the Wayne/Berry portion of the neighborhood. These people included: church pastors, college presidents, bankers, corporate presidents, judges, publishers, industrialists, and even Fort Wayne's first mayor George W. Wood; and
- The relocation of the main facility of Jenny Electric Company, later General Electric, in 1885 to Broadway. Jenny Electric Company was founded to produce the arc lamp and dynamo. It was responsible for providing lights for the 1884-5 New Orleans World's Fair.

*The reason for the rather erratic eastern boundary is to conform to census block boundaries.

The period of the 1870's-1890's was the great period of West End growth. The Gay 90's was a flamboyant period in West Central notable for formal and fancy social events, placing West Central into citywide prominence as the social center.

After the turn of the century downtown expansion slowly began encroaching on the West End. Large stately suburban properties were being converted into apartments, businesses and parking lots. Offices for doctors, realtors, architects, insurance agents and the like began occupying added space between Berry and Jefferson east of Van Buren. Businesses along Broadway began losing their neighborhood orientation; many left. These basic patterns tend to persist.

The West Central Neighborhood Association, (WCNA), formed in 1969, has grown to exceed one hundred members. Its membership, particularly its planning committee, known as PAC (Project Area Committee), has been active in identifying and helping to resolve neighborhood problems and issues of all sorts. Both the WCNA and PAC were used as vehicles to assist in generating the citizen input used in the production of this document.

THE PURPOSE OF THE NEIGHBORHOOD PLAN

Through this West Central Neighborhood Plan, the Department of Community Development and Planning (CD&P) together with neighborhood residents are attempting to analyze conditions in West Central, suggest public policies and programs, and to find remedies to neighborhood problems. The process of obtaining these goals entails an awareness and understanding of social and economic conditions, neighborhood interactions, and residential needs. Beyond this, the plan addresses strategies and implementation measures for achieving a rehabilitated and revitalized living and working environment. Adoption of the plan by the Plan Commission and City Council will establish West Central's place within the City's Comprehensive Plan and set up a framework for future decision-making for the neighborhood.

In general, the purpose of the plan is to identify actions that the residents of the neighborhood, City, and the private sector can take to maintain and hopefully improve the quality of the living environment within West Central. More specifically, the purposes of the plan are:

- To establish a communication link between residents and city officials in the establishment of an overall direction for the future of West Central;
- To establish direction, strategies, and policies for the future growth and improvement of the West Central Neighborhood, as well as to suggest programs and finding sources to implement stated policies.
- To provide a flexible decision-making guide for the Mayor, City Council, Plan Commission, and other public and private decision-making bodies.

- To outline the responsibilities of area residents and other affected parties for the implementation of proposals.

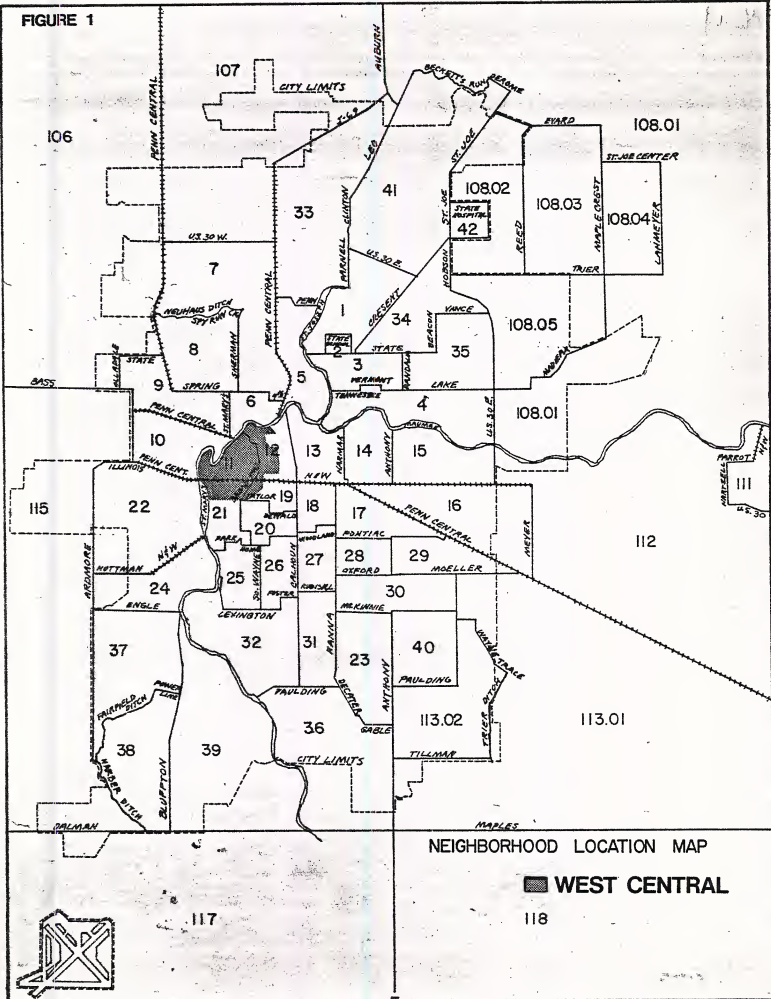
THE NEIGHBORHOOD PLANNING PROCESS

The West Central Neighborhood Plan is the product of a series of meetings with staff members from the Department of Community Development and Planning, and participating neighborhood residents held between early summer 1980 and mid-winter. The process included two large neighborhood wide meetings and a number of smaller committee meetings with interested volunteers consisting of neighborhood residents and property owners.

Invitations to the first meeting of the neighborhood planning process were extended to all West Central residents, businessmen, clergy and neighborhood leaders. At this initial meeting, attended by sixty concerned citizens, staff from the Department of Community Development and Planning presented an overview of existing conditions within the West Central neighborhood. The primary sources for information presented at this meeting include: field surveys of land use and building condition, 1960 and 1970 U.S.Census data, and 1976-7 R. L. Polk and Company Profiles of Change and Polk City Directories. Following this presentation a group discussion explored neighborhood strengths and weaknesses.

Following the initial neighborhood planning meeting, eight smaller neighborhood plan committee meetings were held. Staff from the Department of Community Development and Planning met with a group of interested residents and property owners, hereafter referred to as the Plan Committee, to discuss the specific elements of the Plan (historic preservation, land use, housing, public facilities and economic development), and specific issues within each element. At each of the meetings, a specific planning element was discussed. Additional meetings were held to address particularly problematic or controversial issues. After determining the various priorities and policy statements that relate directly to the plan elements, an outline of the plan was developed. Upon approval of the plan outline by the plan committee, a second large meeting, open to all participants of the first meeting, was held at which time the West Central Neighborhood Plan draft was presented.

FIGURE 1



CHAPTER II: EXISTING CONDITIONS

POPULATION CHARACTERISTICS

- Total Population
 - Race
 - Age
 - Education
- Female Heads of Households
 - Crime
 - Income
 - Employment
- Welfare Recipients

LAND USE CHARACTERISTICS

- Residential Land Use
- Commercial Land Use
- Industrial Land Use
- Public Land Use
- public rights-of-way
 - parks
- public service facilities
 - Parking
- Vacant Land
- Flood Prone Areas

HOUSING CHARACTERISTICS

- Historic Structures
- Housing Supply
- Housing Occupancy
- Housing Condition
- Housing Market

PUBLIC FACILITIES

- Parks and Recreation
- Schools and Churches
- Social Service Facilities
- Curbs, Sidewalks, and Streets
 - Street Lighting
- Water and Sewer Service
- Fire and Police Service
- Public Transportation
- Traffic Circulation and Truck Routes

ECONOMIC CHARACTERISTICS

- Occupation
- Commercial Activities
- Industrial Activities
- Home Loan and Building Permit Activity
- Demolitions

SUMMARY OF CONDITIONS

EXISTING CONDITIONS

Obtaining an insight into the nature of existing conditions within the West Central neighborhood, and how these conditions have changed is an important aspect of being able to devise plans to guide future development in the neighborhood. The analysis of conditions, as presented here, addresses the demographic characteristics of the West Central population; the nature and distribution of historic structures; land use patterns of residential, commercial and industrial activity; housing characteristics including the condition of residential structures, housing type, ownership patterns, and the overall housing market; the location and type of public facilities; and economic conditions within the neighborhood.

While the data used in the preparation of this plan was the most accurate available at the time of its preparation, limitations exist particularly in making comparisons over time. In some cases, data from different sources are compared to allow for an analysis of neighborhood change or trends. In other instances data is unavailable or too inconclusive to use with any reliability.

The data used to describe the conditions within the West Central Neighborhood Plan came from a wide variety of sources. Major sources include data generated by the Department of Community Development and Planning and other City Departments, the U.S. Census for 1960 and 1970, and R. L. Polk's Profiles of Change for 1976-7.

POPULATION CHARACTERISTICS

Total Population

In 1960 the U.S. Census indicated a population of 7,293 for the West Central Neighborhood. By 1970 this figure had decreased to 6,023, a 17.4% reduction in the neighborhood's total population. During the same period however (1960-1970), the City of Fort Wayne increased its population by some 9.8%. Although much of this growth was the result of annexation rather than immigration or natural population increase in the city population, it does indicate that West Central's pattern was running counter to that of the City as a whole. Since 1970, West Central's pattern of population loss has continued. According to R. L. Polk and Company figures, the 1977 population of West Central was 4,298, a 28.6% decrease since 1970, or 41.1% in the 17-year period starting in 1960.

Race

Racially, the composition of the West Central Neighborhood has remained constant since 1960. The percentage of blacks was estimated to be approximately .7% in 1960. The percentage in 1970 was found to be approximately .4%, too negligible a difference to warrant further consideration. While no recent statistics are available, there are no indications of any appreciable change in the racial composition of West Central to date.

Age

The West Central Neighborhood has experienced a significant decrease in the size of both its elderly and school-age populations between 1960 and 1970. According to the U.S. Census, West Central's elderly population decreased approximately 55.2% between 1960 and 1970, from some 2,620 people aged 60 and above in 1960, to around 1,175 aged 62 and over in 1970. The number of elderly within the neighborhood, expressed as a percentage of its total population, decreased from 35.9% to 19.5%, for a 16.4% percentage loss. No current data are available which record the exact number of elderly in West Central. R. L. Polk and Company indicates that in 1977 a total of 394 households, or 19% of all occupied neighborhood households were occupied by a retired head of household. This figure compares, nearly exactly, to the citywide rate of 19.5%. Since its opening in 1977 it is likely that a number of the neighborhood's elderly have moved to the Edsal House, a 203 single-bedroom unit senior citizens' housing project located just outside the study area (between Berry and Main Streets, Webster and Ewing Streets).

While the number and proportion of elderly within the West Central Neighborhood between 1960 and 1970 decreased, so did the rate of persons under 18. From some 3,600 persons under 18 in 1960, West Central's proportion of younger people fell to approximately 1,500, a 58.6% decrease by 1970. The number of West Central's younger people, expressed as a percentage of its total population, decreased nearly 25% during the 1960 to 1970 period, from 49.5% to 24.8%. This rate far exceeded the citywide reduction, during the same period, of 1.4%. For 1977 R. L. Polk indicated that 492, or 23.7% of all households in West Central had children. This proportion is well below the citywide average of 38.2%.

Education

The median level of school years completed for persons 25 years of age and older in West Central increased from 10.4 to 11.2 years from 1960 to 1970, according to U.S. Census figures. However, over this same time period the citywide attainment level increased from 11.6 to 12.2 years. Thus, the educational variation between West Central and the City appears to be narrowing slightly, although in 1970 a 1-year "gap" remained.

Female Heads of Households

In 1970, families having women as heads of households numbered 231, or 7.8% of all neighborhood households. During that same year the citywide average was 8.9%. According to 1977 R. L. Polk figures, the rate of female headed households increased to 35.6% or 739 households. This dramatic increase can be attributed partially to variations in data collection techniques, but is more likely to be correlated to increasing student populations at the Art School in West Central, additional female nursing/medical and professional office/clerical workers living in the neighborhood; but most of all, is most easily attributable to the nationwide increase in, and acceptance of single-parent, and single female households.

SOCIAL CHARACTERISTICS

TABLE 1

	WEST CENTRAL				FORT WAYNE		
	1960	1970	CHANGE 1960-1970	1977	1960	1970	CHANGE 1960-1970
Population	7293	6023	-17.4%	4298	161,776	177,671	9.8%
% Over 62 Years	35.9%	19.5%	-16.4%	-	-	13%	-
% Under 18 Years	49.5%	24.8%	-24.7%	-	35.4%	34%	1.4%
Avg. Yrs. of School Completed	10.4	11.2	.8%	-	11.6	12.2	.6%
% Households with Female Head	-	7.8%	-	35.6%	-	8.9%	-
Median Fam. Income	\$5183	\$6993	34.9%	\$11,222	\$6492	\$10,401	60.2%
Unemployment Rate	-	55.8%	-	-	3.6%	4.2%	.6%

* Age 60 and Over

¹1960 U.S. Census of Population and Housing

²1970 U.S. Census of Population and Housing

³1976-77 R.L. Polk Profiles of Change

Crime

The incidence of crime in West Central is perceived by many to be a serious problem. The crime experience in the neighborhood, as reflected by police dispatches during the first six months of 1978 seems to indicate the West Central experience not atypical of that found in other parts of the City. Police dispatches noted are primarily for break-ins and robberies within both residential and commercial structures throughout all sections of the neighborhood. A significant concentration of criminal activity was noted along two stretches of Broadway: between

Wayne and Washington; and between Lavina and the Conrail tracks. Broadway was also the reported location of virtually all muggings reported in the neighborhood. The perception of crime in the neighborhood, however, goes well beyond what the dispatch records seem to indicate. Concern is strong for a reduction in criminal activity, particularly within the residential areas west of Broadway. Many residents have sought additional information on crime prevention techniques. Improved street lighting is seen as a contributing factor towards the reduction of crime in residential areas.

Income

Throughout the period from 1960-1977 median family income within the West Central neighborhood has remained below 80% of the citywide average. Beginning in 1960, the neighborhood's income average was 79.8% of the City's, 67.2% in 1970 and 76.5% in 1977. It was only during the period from 1970 to 1977 that the amount of income increase within the neighborhood approximated that of the City. This most recent documented indication implies an improving family income situation.

Employment

The rate of unemployment within West Central during 1970 and 1980 has exceeded the citywide rate. In 1970, while the City rate of unemployment was 3.4%, West Central's was 5.6%. Ten years later, with a deteriorating local and national economy, the rates were 9.4% and 11.5%, respectively. It is interesting to note that despite the great change in the economic climate, the ratio between neighborhood and City unemployment rates remained exactly the same.

In comparing occupational breakdowns of the West Central population to that of the City as a whole numerous similarities can be found. According to information from R. L. Polk from 1977 the proportion of individuals within the main categories of white-collar, blue-collar, and not in labor force, fall within 7% of those rates found for the City in each case. A slightly lower percentage of West Central residents were found to be white-collar workers, a slightly higher percentage were blue-collar workers, and a slightly lower percentage were found not to be in the labor force. A more detailed discussion of this comparison can be found in the economic development section.

Welfare Recipients

As of October 1, 1979, for the year 1979 there were 631 welfare cases within the West Central Neighborhood, or approximately 15% of the neighborhood population. Of the nine welfare programs listed, Aid to Families with Dependent Children (AFDC) accounted for the greatest number of recipients; 366, or 58% of welfare aid cases in the neighborhood were of this type.

LAND USE CHARACTERISTICS

A significant factor relating to all elements of this plan is the manner in which land within the neighborhood is being used. As mentioned in the introduction to this plan the nature of land uses and the developmental patterns established within the neighborhood during the last century are continuing to this day. For the purposes of this analysis the West Central Neighborhood's 480 acres are bounded by: the St. Marys River, on the west and north; Wells, Superior, Ewing, Berry, Webster, Baker, Fairfield and the Norfolk and Western tracks, in the east; and Taylor Street on the south.

Residential Land Use

Of West Central's 480 acres, 125 or 26% are devoted to residential uses. Single-family uses occupy half of this residential property, with duplex (two-family residences) and multi-family (apartment) units occupying approximately 30 acres each. Residential uses can be found in all portions of the neighborhood, but are most concentrated west of Broadway, and also in the area south of Jefferson, north of Baker and east of Broadway. There are two predominately single-family areas: the Swinney/ Stophlet area, south of Conrail and west of Broadway; and a small residential area north of the Norfolk and Western railroad tracks.












West Central is the location of many fine older homes. Over the course of the last few decades many have been subdivided into two or more units. This is particularly true within the area west of Van Buren, east of Thieme, between Main and Jefferson. It is in this area where, today, most of the neighborhood's duplex and multi-family units are found. Other duplex and multi-family uses can be found sprinkled throughout the neighborhood.

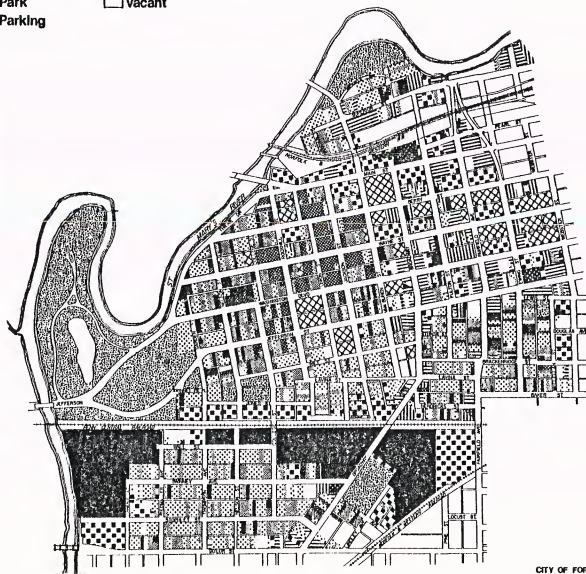
In general terms, the most intensively permitted legal use of most West Central residential property, its zoning, is either for duplex (R-2) or multi-family uses (R-3). As a result of a recent downzoning, approximately half of the neighborhood's residential property falls within each category. Areas zoned R-3, (see Figure 3) may be found in four clusters: (1) the Michaels/Ross area; (2) the Wayne/Berry/Washington/Jefferson area west of Van Buren; (3) the area roughly south of Jefferson, east of Broadway, north of Conrail; and finally (4) the small area east of College, south of Wall, west of Broadway and north of Stophlet. Areas zoned R-2 may be found in two locations: (1) roughly the area south of Jefferson, west of Broadway, north of Conrail, east of Swinney Park; and (2) the balance of the Swinney/Stophlet residential area south of Conrail and west of Broadway. In the main, this residential zoning pattern portrays the primary residential use within each area.

Commercial Land Use

Commercial and office uses occupy approximately 28.5 acres, or 6% of West Central's land area; nearly 20 of these acres are devoted to commercial uses and 8.5 acres to offices. The bulk of commercial activity in the neighborhood may be found within four areas: (1) along Broadway,

EXISTING LAND USE

- | | |
|------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
|  Single Family |  Commercial |
|  Duplex |  Office |
|  Multi Family |  Light-Medium Industry |
|  Public |  Heavy Industry |
|  Park |  Vacant |
|  Parking | |



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particularly between Wayne and the Conrail tracks; (2) along Washington and Jefferson, east of Broadway; (3) scattered along Superior Street; and (4) scattered along Main Street.

Commercial activity along Broadway provides most of the neighborhood-oriented goods and services available within the neighborhood. Along Broadway are found: restaurants, a Chinese laundry, a cleaners, a food co-op, service stations and taverns. The other commercial areas of the neighborhood are, for the most part, extensions of downtown commercial activity.

Office uses are fairly common within the West Central Neighborhood due to the fact that a large hospital is located in the neighborhood, and because the neighborhood is located so conveniently to the downtown. Many offices are occupied by doctors and clinics, but architects, realtors, insurance agents, and accountants may also be found. Most of these offices are located between Berry and Jefferson east of Broadway.

A significant portion of the West Central Neighborhood is zoned B3B for general business. This general business area extends along Broadway between Main and the Conrail tracks, and between Main and Jefferson eastward. There are also some scattered sites zoned for limited business B1B. Non-conforming commercially-used areas may occasionally be found in areas zoned for residential and industrial uses.

Industrial Land Use

All industrial land uses within the neighborhood utilize approximately 42 acres, 8.8% of the neighborhood area. Most of this area consists of two industrial facilities -- General Electric and Essex, both located south of the Conrail tracks. With the exception of Ft. Wayne Newspapers, located at the intersection of Main and Broadway, the neighborhood's other industrial uses are lighter, and are located on scattered sites primarily east of Broadway.

Industrially-zoned property is located in close proximity to the railroad tracks that run through the northern and southern areas of West Central. Parcels zoned for heavy industrial use, M3, are the previously mentioned General Electric and Essex facilities, and a small area located near the intersection of Superior and Wells Streets. The only moderate industry, M2, area is located in the region around Superior and Main Streets between Van Buren and Webster. Light industry areas, zoned M1, are found: (1) between Main Street and the Norfolk and Western tracks; (2) between McClellan and Webster south of Douglas (primarily used as parking for Lincoln Life Insurance); (3) near the intersection of Baker and Fairfield; and (4) around the southern portion of Broadway, near General Electric.

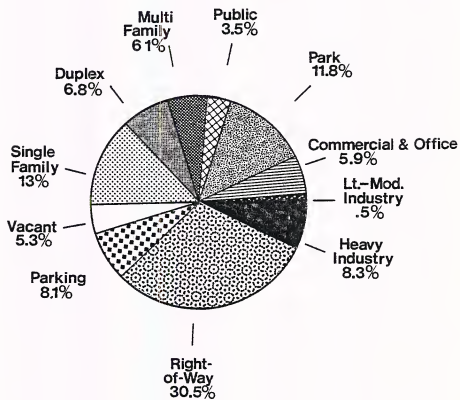
TABLE 2

LAND USE

<u>TYPE</u>	<u>ACRES</u>	<u>PERCENT</u>
Rights-of-Way	146.54	30.54
Single Family	62.31	12.99
Park	56.64	11.80
Heavy Industry	39.94	8.32
Parking	39.08	8.14
Duplex	32.76	6.83
Multi-Family	29.26	6.10
Vacant	25.64	5.34
Commercial	19.88	4.14
Public	16.75	3.49
Office	8.58	1.79
Light & Moderate Industry	2.41	.50
TOTAL	479.79 Acres	100.00

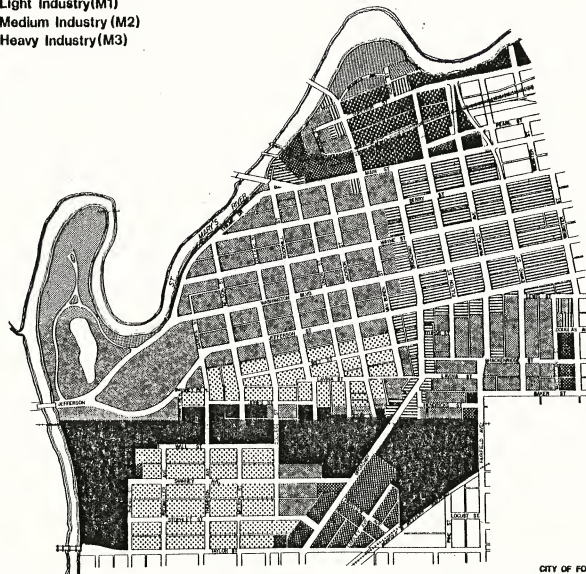
FIGURE 3

PROFILE OF EXISTING LAND USE



EXISTING ZONING

-  Two Family (R2)
-  Multi Family (R3)
-  Limited Business (B1)
-  General Business (B3)
-  Light Industry (M1)
-  Medium Industry (M2)
-  Heavy Industry (M3)



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Public Land Use

Public land uses include all lands used for parks, rights-of-way, easements, schools, churches, libraries, public or community service organizations, or other (usually non-taxable) public uses. All of these uses taken together occupy nearly one half of the neighborhood area, 220 acres.

Public Rights-Of- Way

Rights-of-way, consisting of -- streets, sidewalks, alleys and railroad easements, are used to accommodate traffic and utilities. Approximately 146 acres, or 30.5% of the neighborhood is used for this purpose.

Parks

Parks cover about 57 acres, 11.8% of the neighborhood's land area. Of this area, 43 acres are within Swinney Park east. The remaining 14 acres are unequally divided among nine other park areas ranging in size from approximately .03 acres to nearly 4 acres. These recreational areas provide most portions of the neighborhood with easily accessed recreational opportunities.

Public Service Facilities

Land for public services in West Central includes churches, a hospital, a school, the neighborhood center, a public library, the Indiana University department of fine arts art school, and public service agencies. These public land uses account for 16.75 acres, 3.5% of the neighborhood's land area.

Parking

An exceptionally large amount of West Central's land area, 39 acres (8%) is devoted to parking lots. These lots are found in association with the neighborhood's major employers and institutions such as: General Electric, Essex, Ft. Wayne Newspapers, Lincoln Life Insurance (located just outside the neighborhood), St. Joseph Hospital, the churches and the numerous offices in the neighborhood.

Despite this large outlay of land for parking purposes, parking spaces are still at a premium within most portions of the neighborhood. On-street parking during normal business hours is especially scarce in those areas closest to downtown, and within close proximity to St. Joseph Hospital.

In addition, many off-street parking spaces may be found within certain residential areas. The use of off-alley parking spaces is particularly common in areas where concentrations of multi-family structures are great. This phenomenon is most apparent in the alleys west of Broadway between Berry and Wayne, and between Wayne and Washington Streets.

Vacant Land

Vacant land does not constitute a significant portion of West Central, accounting for only 26 acres, 5.3% of the neighborhood's land area. The majority of the neighborhood's vacant land is in the form of isolated vacant parcels, particularly within residential areas. Most of these probably represent the sites of demolished houses, and would probably be considered too small for new construction sites. Due to a relatively dense distribution of unattached residential dwellings, frequently occupied by more than one family, with the resultant high density of automobiles, vacant lots are sometimes informally used for residential parking.

Two relatively large clusterings of vacant property are located within the neighborhood. The first is located immediately north of the Norfolk and Western tracks between Van Buren and Fairfield. The second clustering is located just north of Taylor, west of Broadway.

Flood Prone Areas

A very small proportion of West Central's land area is located within the Federal Insurance Administration's Flood Hazard zone as of January 30, 1976. The area primarily included is that small section of the neighborhood north of the Norfolk and Western tracks containing approximately 50 residential structures and a few commercial facilities. Another small commercial area located along both sides of Broadway south of Stophlet is also in the hazard zone. It is important to note that some dike fortification work along the St. Marys River completed in 1980 could significantly alter the extent of the few flood prone areas in West Central.

HOUSING CHARACTERISTICS

The housing of people is the major function of any residential neighborhood. The desirability of a neighborhood as a place in which to live or invest is, in part, a product of the quality, quantity, value, age, occupancy and desirability of the housing units located within its boundaries. This section will explore these factors within West Central so that housing needs can be identified and addressed by a course of action in Chapter III of this plan.

Historic Structures

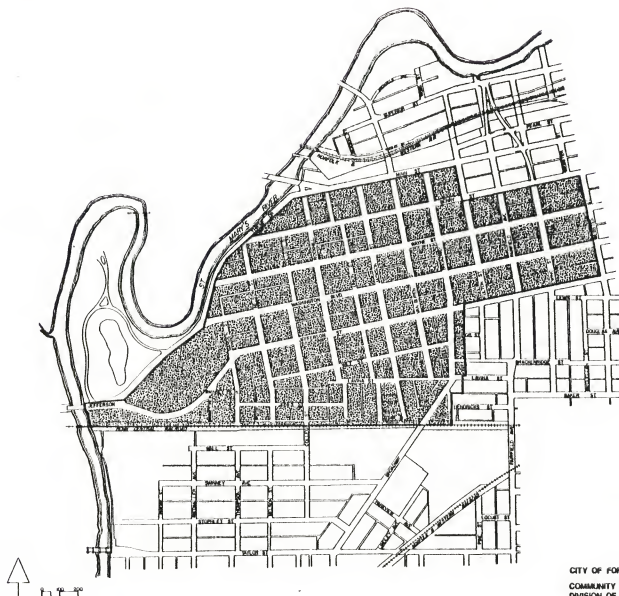
The wealth of West Central's historical and architectural heritage is a major point of neighborhood identity and pride. Ranging from the affluent homesteads in the Wayne/Berry area, to far more modest workers' cottages south of Jefferson Boulevard, from its churches and old industrial facilities, to its few remaining narrow brick sidewalks and streets, West Central retains much of its Victorian character. Many of those who live and invest in West Central are aware of, and sensitive to, the neighborhoods proud inheritance, and work to insure its continuation. Others, less sensitive, look to West Central for profits without care for the damage they do to the neighborhood.

The significance of West Central as the location of a substantial portion of the City's remaining historic and architecturally significant structures is illustrated by the results of the 1979 Cultural Resources Survey for the City of Fort Wayne. It was found that approximately 15% of all historically and architecturally significant structures, and over 45% of the most significant structures found in the City were located in the West Central neighborhood. These noted structures are scattered throughout the neighborhood. The greatest concentration of "rated" structures is located in the area: west of Van Buren, between Main and the Conrail tracks. Within the area west of Van Buren, between Main and Washington, virtually every structure was found to have some degree of significance. It is also within this latter area where most of the neighborhood's highest rated structures are concentrated. Architectural styles found in greatest abundance include: Builder, Queen Anne, Italianate, Vernacular, Classical Revival, and Romantic Revival (each with over 30 examples in the neighborhood). Also noteworthy are numerous examples of Richardsonian Romanesque. It is also of interest to note, that in delineating areas deemed having a concentration of historic structures, the Cultural Resources Survey included approximately 3/4 of the land area of the neighborhood. The neighborhood also has an application submitted to the United States Department of the Interior to have the bulk of the area located in the central portion of West Central listed as a National Historic District, (See Figure 5).

Housing Supply

The total number of available dwelling units in West Central has declined significantly since 1960. By 1977, R. L. Polk & Co. recorded a

**PROPOSED
NATIONAL HISTORIC
DISTRICT**



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TABLE 3

HOUSING CHARACTERISTICS

HOUSING CHARACTERISTICS	1960 ¹	WEST CENTRAL		% CHANGE 1970-77	FORT WAYNE		% CHANGE 1970-77
		1970 ²	1977 ³		1970 ²	1977 ³	
Total Housing Units	3,308	2,954	2,402	(-55.2) -18.7	(100.0) 61,346	(100.0) 64,919	+5.8
Total Occupied Housing Units	(90.2) 2,985	(89.7) 2,651	(84.1) 2,073	(-21.8) -578	(94.6) 50,149	(91.3) 59,279	+2.9
Owner Occupied Units	(27.8) 919	(24.9) 736	(33.2) 689	(-6.4) 47	(69.8) 35,005	(65.0) 38,553	+0.3
Renter Occupied Units	(61.8) 2,042	(63.8) 1,885	(66.8) 1,384	(-26.6) -501	(30.2) 15,144	(35.0) 20,726	+8.0
Total Vacant Housing Units	(9.8) 323	(10.3) 303	(13.7) 329	(+8.6) +26	(5.4) 2,853	(8.7) 5,640	+51.8
Household Size	2.44	2.27	2.07	--	3.23	2.69	--

¹1960 U.S. Census of Housing²1970 U.S. Census of Housing³1976-1977 R.L. Polk Profiles of Change

total of 2,402 units, an 18.7% decrease since 1970, and a remarkable 27.4% decrease over the 1960 total of 3,308 units. The primary reason for this dramatic reduction seems centered upon the reuse of residential structures and properties for non-residential uses. The primary converted use involves demolition for reuse as a parking lot. Other contributing explanations include: demolitions for greenspace and parks; institutional reuse; conversion to commercial, and particularly office uses; and possibly, the reduction in the number of dwelling units within remaining residential structures (probably offset by conversions to increased units elsewhere).

TABLE 4

HOUSING TYPE - WEST CENTRAL NEIGHBORHOOD

	<u>Number</u>	<u>Percent</u>
Total Residential Structures	1211	100.0
Single-Family Structures	642	53.3
Two-Family Structures	327	27.1
Multi-Family Structures	242	19.6

Source: Structural Condition Survey for Fort Wayne - 1979

Housing Occupancy

Owner-occupancy rates in West Central have fluctuated in recent years. Beginning in 1960, West Central had an owner-occupancy rate of 27.8%. This rate fell slightly, until in 1970 the rate was 24.9%. By 1977 however, this rate had increased to 33.2%. Although this most recent level is an improvement over the 1960 rate, it remains about half the citywide average. The fact that West Central has such a low owner-occupancy rate is readily explained by its relatively high proportion of multi-family and duplex rental properties as compared to the rest of the city.

TABLE 5

HOUSING TYPE

	<u>Single Family</u>	<u>Duplex</u>	<u>Multi-Family</u>
West Central Structures	53.3%	27.1%	19.6%
Fort Wayne Structures	93.3%	4.6%	2.1%

Source: Structural Condition Survey for Fort Wayne - 1979

Certain geographic areas of the neighborhood have noticeably higher rates of owner-occupants. Two areas with relatively high proportions of owner-occupants are north of the Norfolk and Western tracks and in the Swinney/Stophlet area, south of Conrail. Conversely, the lowest owner-occupancy rates are found along Washington and Jefferson Boulevards, and in the area east of Broadway south of Jefferson Boulevard.

As indicated by recent U.S. Census and Polk data, the rate of housing vacancy in West Central has been increasing in recent years. Starting in 1960 with a 9.8% vacancy rate, by 1970 it was up to 10.4%, and 13.7% by 1977. This latest rate increase is considerably above the City's rate of 8.7%, but is attributable to the relatively high proportion of rental units in the neighborhood and the citywide emigration of individuals to the suburbs. Areas having the highest vacancy rates were also those streets with the greatest concentrations of rental units -- Washington, Jefferson, and Broadway.

Housing Condition

As determined by an external structural condition survey conducted by the Department of Community Development and Planning during the summer of 1979, nearly 60% of West Central's residential structures were found to have no noteworthy external structural defects. This group consisted of residential structures requiring various degrees of repair, ranging from none to a level considered normal maintenance. Problems common within this group include the need for paint, minor siding repair, door or window replacement, guttering or downspout repair, the repair of superficial cracks in outer surfaces, or other relatively inexpensive, simple problems.

The next category within the survey consisted of houses and apartments needing additional attention. Structures within this group, called the minor repairs category, showed some signs of neglected maintenance. Defects in these structures are limited in extent and severity and have only a minor effect on the building. This group accounted for an additional 36% of the neighborhood's residential structures.

Those residences having defects requiring major repairs comprised the third category. These defects have a significant effect on the building, requiring complete replacement or major repair of one or more of the building's primary structural components (i.e. foundation, walls, roof). Some 4% of the residential structures were classified in this group.

The lowest rating on the survey, the substandard category, constituted less than .2% of the residential structures. These structures were judged to be unsafe and structurally inadequate, requiring extensive rebuilding or demolition.

TABLE 6

PHYSICAL CONDITION OF HOUSING -- WEST CENTRAL NEIGHBORHOOD

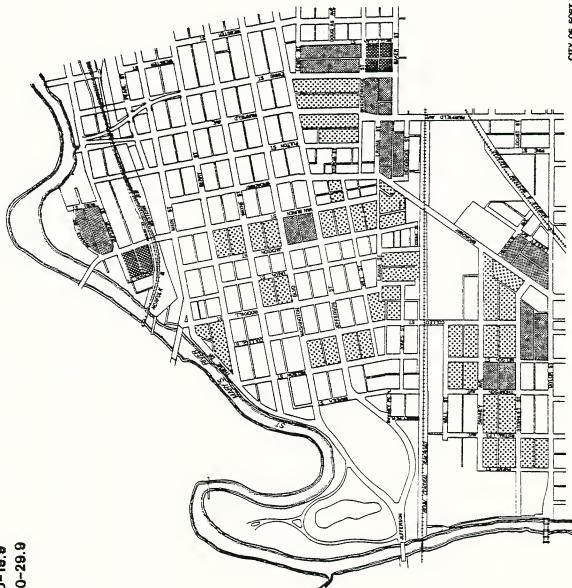
Sound	719 (59.4%)
Minor Repair	439 (36.2%)
Major Repair	51 (4.2%)
Substandard	2 (.2%)
<u>TOTAL</u>	<u>1211 (100.0%)</u>

Source: Structural Condition Survey for Fort Wayne - 1979

FIGURE 6

HOUSING REHABILITATION NEED

Percent of Housing Needing
Rehabilitation (> 5 Structures per
Block)



CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT AND PLANNING
DIVISION OF CURRENT PLANNING



It was determined from the survey that about 272 structures, or 40.6% of the neighborhood's residential structures were in need of rehabilitation (excluding the need for painting). Houses within this group could be found within all parts of the neighborhood. Areas with particularly noteworthy concentrations may be found: (1) east of Broadway and south of Jefferson; (2) north of the Norfolk and Western tracks; and (3) between Van Buren and Jackson south of Main.

Housing Market

West Central housing sales activity, as reflected by listings over 1978 and 1979 in the Multiple Listing Association (MLA) Comparable Data Book indicates an active housing market. Over the period from February 11, 1978 - February 11, 1980 there were 48 individual residential sales; 20 during the first year, and 28 the second year. During this two year period, as seen in Figure 7, 18 sales (37.5% of the total) took place in the Swinney/Stophlet area; 14 (29.2%) were sold south of Jefferson, but north of Conrail (nine of which were located east of Broadway); and the balance, 16 (33.3%) were located north of Jefferson (all but 2 of which were located west of Union). The average price and size of houses sold decreased between 1978 and 1979 from \$18,060 to \$15,875, and from 1,667 to 1,533 square feet, respectively. Over the two year sales period the average sales price was \$16,785 for an average 1,589 square foot house. House sizes ranged from 904-3,200 square feet, with prices ranging from \$5,500-\$39,900.

During this two year period the selling price of West Central homes fell, while the citywide average increased. The ratio of West Central residential sales prices compared to the citywide average decreased from .45 to .35 or in other words, 1978 citywide average home sales prices were 2.2 times those in West Central, and 2.9 times West Central prices during the following year.

The bright aspect of West Central sales activity during this two year period is in regard to the length of time West Central properties remained on the sales market. While the citywide average time increased 42%, from 50.95 days to 72.39 days, the average time for West Central properties remaining on the market decreased 12%, from 58.1 days to 51.1 days.

The rental housing market in West Central, as reflected by a high neighborhood vacancy rate, seems to be the result of a transient population. Many vacancies are filled by word-of-mouth, classified advertisements and other informal means, rather than through realtors.

In sum, the West Central housing market offers a wide range of housing opportunities, within varied settings, for purchase or rental. The majority of housing offerings within the neighborhood take the form of rentals. The character of these rentals appears fairly transient. The purchase market seems strong, offering great variation in house size and price.

RESIDENTIAL REAL ESTATE SALES

MLA Sales

- △ 2-11-78 to 2-11-79
- ▲ 2-11-79 to 2-11-80



(Source: MLA Comparable Databooks From 2/11/78 to 2/11/80)

CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT AND PLANNING
DIVISION OF CURRENT PLANNING

FIGURE 7

PUBLIC FACILITIES

Public facilities are those supportive services provided to the neighborhood from public or private sources, which help maintain a healthy neighborhood environment. The following section will discuss the existing public facilities in the West Central Neighborhood including the condition of its infrastructure.

Parks and Recreation

The West Central Neighborhood is fortunate to have ten separate park areas within its area occupying a total of approximately 60 acres. The majority of this park area (46A.) is found within East Swinney Park, located in the extreme west central portion of the neighborhood. In addition to being the second largest "neighborhood park" in the City (West Swinney Park ranks first by 2 acres), Swinney east offers a great variety of recreational opportunities. West Central Park (called Bill Moody Park by residents) is a block park located just east of Swinney Park off College Street. It contains a basketball court, playground/tot lot and open space. A new block park called Ewing Park, serving the east portion of the neighborhood was built with funds obtained by the neighborhood association. The remaining two parks of notable size are Guldlin and McCulloch Parks located near the extreme north and south boundaries of the neighborhood, respectively. The remaining five park areas are less than an acre in size each, and with the exception of Orff Park, are located within two blocks of Broadway.






TABLE 7

PARK FACILITIES - WEST CENTRAL NEIGHBORHOOD

<u>PARK</u>	<u>ACRES</u>	<u>FACILITIES</u>
East Swinney	46.00	Picnicking, 1 ball diamond, 1 basketball court, playground, fishing, ice-skating, natural open space, 8 tennis courts, 2 horseshoe courts, Swinney Homestead Playgrounds, St. Marys boat launch
Guldlin	8.00	Picnicking, playgrounds, 1 horseshoe court, open play areas, bandstand
McCulloch	4.00	Picnicking, 1 basketball court, playgrounds
West Central	2.60	1 basketball court, playground
Ewing	.70	1 basketball court, playgrounds
Brackenridge Block	.38	1 basketball court, play lot
Broadway	.09	1 basketball court, play lot
West Central Playlot	.09	passive park, bench
Jackson/Lavina	.03	Historic Monument
Orff	.02	

The majority of recreational and craft programs offered in the neighborhood are organized and funded by the West Central Neighborhood Committee,

PUBLIC FACILITIES

-  Park
-  Church
-  Public
-  Bus Line
-  Truck Line



CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT AND PLANNING
DIVISION OF CURRENT PLANNING

FIGURE 8

an organization of neighborhood churches. Funds from this organization maintain a full time staff consisting of an executive director, teen director, children's director, and senior citizens director. The committee also funded the construction of the new neighborhood center on Broadway and provides space for year-round craft and recreational programs.

In general terms, the neighborhood residents have expressed satisfaction with the number of recreational facilities located within West Central. While the neighborhood has a relatively good distribution of facilities many are in need of rehabilitation and maintenance. Improved recreation programs are also needed to increase utilization of existing facilities. Finally, the most serious recreational weaknesses are the restrictions to safe access for the majority of neighborhood residents attempting to get to Swinney Park. The location of Swinney Park in the neighborhood, separated by a river, railroad tracks and one of the City's major thoroughfares makes the park largely inaccessible by foot.

Schools and Churches

Presently, only one public school facility remains in the West Central Neighborhood -- the Washington School. This school, which currently handles kindergarten through fifth grade plus two special education classes has a 1980 enrollment (as of December, 1980) of 278 pupils. This represents a loss of 96 pupils from the 1974 level of 374. This shrinking enrollment phenomenon is not unique to this particular school, but affects a number of other inner city schools as well. The continuation of this trend may, at some future time, necessitate either the closing of Washington School, or consolidation with nearby Nebraska or Bloomingdale schools. Students attending Washington School presently proceed to Kekionga Middle School, then Wayne High School, both located outside of the neighborhood. (A school reassignment plan is now being developed).

A number of different church denominations may be found within West Central. The following churches are located within the central portion of the neighborhood: (1) Broadway Christian Church (910 Broadway), (2) Emmanuel Lutheran Church (917 W. Jefferson), (3) First Presbyterian Church (300 W. Wayne), (4) Plymouth Congregational Church (501 W. Berry), (5) St. Johns Lutheran Church (729 W. Washington), (6) St. Paul's Catholic Church (416 W. Washington), (7) Trinity English Lutheran (405 W. Wayne), (8) Trinity Episcopal Church (611 W. Berry). These churches, plus the First Wayne Street United Methodist Church, make up the previously mentioned West Central Committee.

Social Service Facilities

The West Central Neighborhood has a large number of social service agencies located within its boundaries. Probably the most significant, active, and diverse, of these organizations is the West Central Committee, whose office is located at 1210 Broadway. The programs offered by this committee include: nursery school, craft clubs, tutoring, Monday

night gym, teen canteen, drop-in center, girl's gym, basketball and volleyball leagues, job funding, field trips, summer camp, information/referral center, emergency food, West Central Neighborhood Association meetings, senior citizens' lunches and crafts (Area III Council on Aging and Title XX), grocery shopping trips, and outreach workers for elderly home visitation and home maintenance.

A unique aspect of West Central related to its downtown proximity, appropriate zoning and availability of numerous suitably convertible structures is the large number of community-wide social service organization facilities and headquarters located there. Among these are: American Lung Association of Northeast Indiana (802 W Wayne); Big Brothers/Big Sisters of Fort Wayne, Birthline, Catholic Social Service (919 Fairfield); Child Care of Allen County - office (1021 W. Wayne); Friends of the Third World (611 W. Wayne); Lee House - mental health facility for girls 13-18 years old (1332 W. Washington); Unity House - men's mental health (920 W. Washington); Quinn House - women's mental health aged 18 and above (1004 W. Wayne); Homebound Meals (611 W. Berry); Salvation Army (427 W. Washington); Summit House - drug rehabilitation center (1010 Fulton); and United Cerebral Palsy Regional Office (347 W. Berry). A day care facility for 35 children may be found at First Presbyterian Church (300 W. Wayne).




Curbs, Sidewalks and Streets

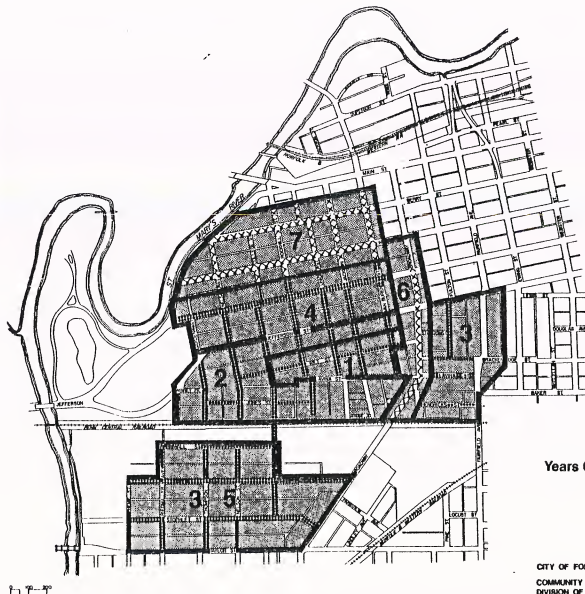
The West Central neighborhood, like most inner-city neighborhoods, has a continuing need for the repair and replacement of its curbs, sidewalks and streets. However, due to the large amount of traffic within and through the neighborhood daily, its streets and sidewalks are subjected to a high level of wear. Much has been done in the neighborhood in terms of upgrading its curbs and sidewalks since West Central began receiving capital improvements financed by the Community Development Block Grant (CDBG) in 1975.

To assess remaining needs, a curb and sidewalk condition study was conducted in late November, 1980. Based upon the survey it was determined that approximately 14,560 linear feet (2.76 miles) of curb in West Central were in need of replacement. Much of the remaining curbing in the neighborhood was found to be only 2-4 inches above street level, the result of numerous street resurfacings. The area having the greatest curb replacement need lies south of the Conrail tracks, particularly along both sides of Broadway (an industrial, park, commercial and vacant property area).

Another finding of the study was that with the exception of the Wayne/Berry area west of Van Buren, and the area east of Fairfield and south of Jefferson, virtually all residential sidewalks were in good condition. The former area is scheduled to receive improvements during the seventh program year of the CDBG and the latter area is discussed in the plan section of this document. Some spot deterioration was evident, however, within areas receiving previous CDBG capital improvements. Sidewalk replacement needs in West Central total approximately 11,628 linear feet (2.2 miles), much found in non-residential areas. By the conclusion of block grant efforts in West Central most of the residential capital improvement needs will have been addressed.

COMMUNITY DEVELOPMENT BLOCK GRANT IMPACT AREAS

-  Impact Areas
 Completed Capital Improvements
 Proposed Capital Improvements



Street conditions in West Central range from good to very rough. Many of the neighborhood's major thoroughfares such as: Washington, Jefferson, Broadway and Main -- have been resurfaced in recent years. Some residential streets are in need of repair or resurfacing. Generally however, most streets were found to be in good condition.

Street Lighting

According to the City's Street Light Engineering Department, all sections of West Central meet current city standards for street lighting. Approximately half of the neighborhood has 175 watt and 400 watt mercury vapor street lights. The remainder, as depicted in Figure 9, has received 100 watt high pressure sodium lights housed in ornamental fixtures financed by the Community Development Block Grant. The central portion of Broadway and the Wayne/Berry residential area west of Broadway are scheduled to receive ornamental lighting during the sixth and seventh program years of the CDBG.

Water and Sewer Service

A search of Water Engineering Department records over the past five years reveals only one main break in that period, which occurred on October 7, 1975, in the 500 block of West Washington Boulevard. Based upon this type of maintenance history, it is apparent the facilities in this area are in satisfactory condition. Most streets within the neighborhood have water mains running under them (particularly east-west streets), with sizes ranging from about 4" to 16" or more. The largest mains run under Superior and Van Buren Streets.

Sewer service in the West Central neighborhood is a combination storm and sanitary sewer gravitational flow system, a system susceptible to overloading during periods of heavy runoff. Some of the system, particularly that portion located closest to the downtown, was installed during the nineteenth century, with some sections dating back to the 1860's. Most of the sewer system is of far more recent vintage, however.

Fire and Police Service

West Central's nearness to the downtown area is a major factor operating to provide the neighborhood with "better-than-average" fire and police service. Fire service is the primary responsibility of three stations, two of which are in close proximity to the neighborhood. The first, fire station #1 is located at 419 E. Main. This station has 2 fire engines and a ladder truck. The second, primarily responsible for fire protection in the neighborhood, Fire Station #2, is located at 2023 Taylor. This station has an engine, a ladder truck and a chief's car. The third, a back-up station, somewhat more distant, is Station #11 located at 405 E. Rudisill. This station has an engine and a rescue unit. As a result of this service, fire response time has been estimated at 1-2½ minutes for the entire neighborhood.

The situation with respect to the delivery of police service is quite similar. At present, three squad cars (#41, #42, #43), generally with two officers in each, have the prime responsibility of patrolling the central portion of the neighborhood. An additional 3-4 squads (#51, #81, #91 and to a lesser extent #61) cover the edges of the neighborhood, with some overlapping jurisdiction over the central area. Also, as a result of West Central's central location, many patrol cars going to or from other patrol areas, as well as to or from police headquarters, pass through the neighborhood. Police squad cars therefore, have an increased visibility in the neighborhood compared to less centrally located neighborhoods.

Public Transportation

The Public Transportation Corporation has six bus routes serving the West Central Neighborhood: (1) #1 Broadway-Foster Park, (2) #2 Taylor-Park West, (3) #6 St. Francis, (4) #6 Franke Park, (5) #9 Waynedale, and (6) C - Times Corners. All locations within the neighborhood are, at most, four blocks from a bus route, with most locations within a two block walk.

Traffic Circulation and Truck Routes

Traffic volume is heavy along Washington, Jefferson, Main, Taylor, Broadway, Fairfield, Ewing and Superior Streets. Most streets in the neighborhood are two-way streets, but some are arranged in one-way pairs. The major one-way pairs carrying through traffic are Washington/Jefferson, and Fairfield/Ewing. The local traffic one-way pairs are Berry/Wayne, Wilt/Lavina, Backenridge/Baker and Rockhill/Union.

Much of the traffic in the neighborhood is through-traffic by non-residents. Although it is understood to be necessary for area-wide traffic movement, it is nonetheless resented as a strong force deteriorating and disuniting the neighborhood. Particular resentment is expressed towards this traffic movement when it appears along the neighborhood's residential streets.

As depicted on the Public Facilities map, Figure 8, many of the neighborhood's major streets are designated truck routes. This facilitates truck access to their destinations found in the neighborhood as well as other inner city destinations. The heavy truck traffic along both Washington and Jefferson Boulevards, in particular, has been a major long-standing concern to residents along these streets. Although a designated truck route for local truck traffic, it is widely believed that unauthorized through truck traffic is utilizing these streets. The detrimental effects in terms of noise, road deterioration and residential structural deterioration is significant, and needs to be addressed.

ECONOMIC CHARACTERISTICS

By exploring the components of a neighborhood's economic condition greater insights can be made into understanding the functioning of that neighborhood. The factors that will be addressed within this section are occupation, commercial activities, industrial activities, home loan and building permit activity, and demolitions.

Occupation

The occupational composition of West Central is remarkably similar to that for the City as a whole. As seen within Table 8, within the three major categories of white collar, blue collar and not in labor force/unemployed, the resemblance is striking. Variation between the data is within 7%. Dissimilarities begin to appear, however, when viewing subcategories. West Central contains 4.5 times the concentration of students, nearly twice as many service workers, and nearly 1.5 times the concentration of clerical workers and operations found in the City as a whole. Lower concentrations of managerial and sales workers are found in the neighborhood, with .66 times and .13 times the City rates, respectively.

According to the 1979 City Directory a surprisingly high percentage (16.5%) of West Central's employed worked within the neighborhood. The major employers, in descending order of employment representation are: General Electric (31), Fort Wayne Newspapers (13), St. Joseph Hospital (13), Fort Wayne Library (6) and one or two employees each from over a dozen other neighborhood businesses.

TABLE 8

OCCUPATIONAL BREAKDOWN 1977 - FORT WAYNE & WEST CENTRAL

	<u>Fort Wayne</u>	<u>West Central</u>
White Collar	26.6%	21.8%
Professional/Technical	8.5%	7.0%
Managerial	8.8%	5.8%
Sales	3.1%	.4%
Clerical	6.2%	8.6%
Blue Collar	29.6%	36.0%
Foremen	1.8%	.5%
Skilled/Semi-Skilled	9.2%	10.6%
Operatives	16.3%	21.8%
Unskilled	2.3%	3.1%
Farmers/Growers	.02%	0%
Armed Forces	.1%	.3%
Service Workers	4.7%	9.3%
Unclassifiable	4.7%	0%
Not in Labor Force & Unemployed	34.2%	30.2%
No Occupation Indicated	13.9%	4.5%
Students	.8%	3.6%
Retired	19.5%	22.1%

Source: R.L. Polk 1977

Commercial Activities

Commercial activity within the West Central neighborhood is concentrated within the northern and east central portion of the neighborhood and is concentrated along four corridors: 1) Superior Street, 2) Main Street, 3) Washington/Jefferson, and 4) Broadway. According to 1977 R. L. Polk information there are 423 commercial units in the neighborhood, 372 occupied and 48 vacant, for an occupancy rate of 88.6%. With the exception of Broadway, these commercial corridors can be considered to be extensions of downtown commercial activity. Most establishments do not address themselves directly to meeting neighborhood needs, but rather, city-wide needs.

Historically, the neighborhood shopping area of West Central has always been Broadway, arising in the 1870's. At its peak of activity during the late 1800's and early 1900's Broadway businesses addressed neighborhood needs, succeeding in making Broadway Fort Wayne's second shopping area (following the downtown). Among the stores located along this commercial strip (primarily between Wayne and Lavina) were: bakeries, drug stores, dry goods stores, a fish market, a hardware store, groceries, a millinery shop and a second-hand goods store. The importance of Broadway diminished in the early 1960's with the emergence of suburban shopping malls. Subsequently, the orientation of Broadway shifted towards providing specialized goods and services. With the recent (1980) departure of the drug store, only a food co-op and restaurants could be considered to continue serving as neighborhood-oriented enterprises.

Although the neighborhood was more dependent upon Broadway during earlier times for services and shopping because of its convenient location, the area has deteriorated since the 1960's due to a lack of significant public and private investment, the rise of suburban shopping centers, and increased automotive usage. This deterioration has been offset and is slowly reversing due to neighborhood efforts and improvements provided by the Community Development Block Grant (CDBG).

Currently, forty-three (28.1%) of the 153 business establishments located in West Central may be found in the Broadway commercial district (defined as the area extending one block east and west of Broadway, from Main to the Conrail tracks). As determined from a 1979 Market Study of this district, conducted by the economic development staff of CD&P, 22 (51%) of the commercial establishments were service oriented, 8 (19%) were combinations of service and retail, 10 (23%) were strictly retail, and 3 (7%) were restaurants.

Also located within this district on Broadway is a new neighborhood center. Its construction was funded by the West Central Committee on land leased from the City Parks Department. The block on which it is located was cleared for development in 1973 under the Department of Housing and Urban Development's Neighborhood Development Program. The Urban Renewal Plan for the site called for neighborhood commercial, and/or civic use. (Approximately 75% of this block remains available for development).

There are a few vacant or underutilized commercial buildings within the business sector of West Central, especially along Broadway. Although the neighborhood is no longer as dependent upon the Broadway commercial strip as during earlier times, the presence of a largely untapped market and a potential for commercial activity intensification and recent business success imply great promise of returning as a busy shopping area.

In the 1979 market study of the Broadway area residents expressed the desire for several new businesses in the area, particularly an affordable retail variety store, a pharmacy, a restaurant, a grocery, a convenience store and a fast-food restaurant. The study further revealed a 20% turnover of businesses in the district between 1970 and 1975. This rate increased to 32% for the period from 1975-1978. The length of tenure for Broadway businesses, at the time of the survey, ranged from 7 months to 89 years, with a 7 year median. A review of business tenure revealed 52% owners, 48% renters. The majority of businesses (68%) reported profitability in their businesses, with 48% showing a profit between 1976 and 1979. A common complaint of businesses, reported by 58%, was a lack of room for expansion.

The market study also revealed Broadway's poor image problem resulting from the need for: a general clean-up of the area, improvements to streets and sidewalks, new lighting, fixing up store fronts, increased parking availability, reduction in the perception of crime and rehabilitation of housing. Public incentives for the reuse of existing business structures and the provision of additional parking spaces to serve business customers will capitalize on the area's convenience and history to improve the overall health of West Central's business section.

Industrial Activities

The majority of industrial activity in the West Central neighborhood is heavy industry, dominated by two companies -- General Electric and Essex. The Broadway General Electric plant, located on both sides of Broadway immediately south of Conrail employed approximately 2,900 as of June 30, 1980. This was a reduction of 200 employees over one year previous; and it was anticipated by a company spokesman that some additional layoffs would be made by year's end. Employment at Essex, located at the southwest corner of the neighborhood, stood at 750 employees during the Fall of 1980 and was expected to remain stable. The only remaining sizable industrial facility in the neighborhood is Ft. Wayne Newspapers located at the intersection of Main and Broadway. It has 485 employees and has remained steady.

Home Loan and Building Permit Activity

Since 1976 low-interest housing rehabilitation loans have been available in West Central through Neighborhood Care, Incorporated. From 1976 through the end of May, 1980 nearly \$500,000 worth of loans were dispensed

in West Central. Approximately \$500,000 in capital improvements (egs. curbs, sidewalks and ornamental street lights) have supplemented this rehabilitation work. In addition, according to bank and savings and loan association information over the past 4 years, commercial lending institutions have lent large sums in the West Central neighborhood for mortgage and home improvement loans.

TABLE 9

NEIGHBORHOOD CARE LOANS (\$) AMOUNT - WEST CENTRAL NEIGHBORHOOD

	Regular Rehabilitation Loans (#)	Emergency Loans (#)	312 Loans (#)	Total (#)
1976	\$111,858 (15)	\$ 30 (1)	\$ 9,600 (1)	\$121,488 (17)
1977	\$ 34,960 (5)	\$ 4,896 (3)	\$ 36,850 (4)	\$ 76,706 (12)
1978	\$ 75,447 (6)	\$ 0 (0)	\$ 0 (0)	\$ 75,447 (6)
1979	\$113,400 (8)	\$ 5,665 (2)	\$ 70,900 (2)	\$189,965 (12)
1980*	\$ 25,390 (2)	\$ 875.5 (1)	\$ 0 (0)	\$ 26,265.5 (3)
Totals	\$361,055 (36)	\$11,466.5 (7)	\$117,350 (7)	\$489,871.5 (50)

* Through May 30, 1980

Another indication of investment in the neighborhood is the total number of building permits issued for work in the neighborhood between 1976 and 1979. Since 1976, it is evident that overall investment and repair activity has been on the increase. It is important to note, in viewing the following two tables, that the data for 1978 is augmented by a \$9,000,000 Hospital addition project and a \$2,000,000 library addition project.

TABLE 10

TYPE OF INVESTMENT - WEST CENTRAL NEIGHBORHOOD

Year	Minor Repair	\$	Major Repair	\$	Rehab Project	\$	New Const	\$	Total
1976	21	12,005	23	127,296	11	46,950	12	45,937	232,188
1977	38	21,439	23	84,101	11	79,155	14	200,361	385,056
1978	32	16,817	34	99,414	16	96,630	18	219,050	431,911
1979*	2	1,243	5	147,430	3	12,400	1	3,500	164,573
Total	93	\$51,504	85	\$458,241	41	\$235,135	45	\$468,848	\$1,213,728

* Through March

TABLE 11

BUILDING PERMITS - WEST CENTRAL NEIGHBORHOOD

Year	Resid. #	Res. \$	Commercial #	Commercial \$	Total #	Total \$
1976	46	76,478	19	155,710	67	232,188
1977	57	102,289	29	282,667	89	384,956
1978	68	173,978	32	257,933	101	431,911
1979*	8	23,473	3	141,100	11	164,574
Total	179	\$376,218	83	\$837,410	268	\$1,213,629

*Through March

Demolitions

The demolition of residences and other structures within a neighborhood, if unaccompanied by a constructive reuse of the affected property, is usually considered detrimental to an area. Demolitions in West Central are primarily utilized within a development scheme. This is not to say that all past demolitions have been desirable. The demolition of structures should generally be viewed as a last resort after other means of improving the structure's usefulness have been exhausted. Demolitions that have taken place have, in the main, been used to: permit more lucrative structures to be constructed, provide parking for facilities in the neighborhood; or to eliminate deteriorated, unsafe, or economically unprofitable structures.

SUMMARY OF CONDITIONS

This chapter has provided an analysis of the existing conditions in West Central Neighborhood so an effective plan can be formulated based on its unique characteristics. By having as complete an understanding of the existing neighborhood environment as possible, the policies and implementation measures that make up the plan's framework can be more sensitive and responsive to West Central Neighborhood.

Generally, West Central Neighborhood can be described as a predominately low and moderate income, white, central city neighborhood. Since 1960 the total population of West Central has steadily declined, while still retaining its established racial mix. West Central's population has a high unemployment rate, and an average educational attainment level that is less than that of the City in general. A decreasing proportion of elderly and young people (18 and under) are residing in the neighborhood. Additionally, there is the perception of a above average level of criminal activity.

While single family land use activities are predominant, a significant amount of commercial, industrial and parking uses are evident. Inter-mixed among areas of both single family, commercial and public uses are duplex and multiple family land use activities.

In view of West Central's numerous historic and architecturally significant structures, historic preservation is the single most important neighborhood concern. Its impact underlies neighborhood response to a wide range of sometimes seemingly unrelated neighborhood issues and problems.

The housing stock in West Central is in generally good condition. Some of the once fine homes in the neighborhood have fallen into disrepair and deterioration. As home ownership has declined and rentals have increased, property maintenance has lagged. Many single family homes have been converted into duplexes and apartments. In recent years rehabilitation efforts have helped to improve the neighborhood's housing stock, yet a need for housing rehabilitation is still present.

Overall, the housing market in West Central seems active, with the majority of real estate transactions handled quickly on the open market. House prices vary greatly, as do differences in size, architectural style and the number of units per structure.

Public facilities in West Central are numerous with parks and open space constituting the most prevalent public use. Police, fire and other public services are all provided in the neighborhood.

Infrastructure such as curbs, sidewalks and street lights have been improved throughout most residential portions of the neighborhood through the City's Community Development Block Grant Program. Streets need repairs in scattered sites throughout West Central.

Economically, West Central is presently experiencing high unemployment, as is the nation in general. There is also a need to consolidate neigh-

neighborhood-oriented shopping along Broadway to serve residents. The viability of industry located within the neighborhood is also important.

West Central is faced with a number of problems which can only be alleviated by a strong commitment toward revitalization by neighborhood residents, the private sector, and the City of Fort Wayne. The process of neighborhood improvement can only be successful if all participants work in cooperation with each other.

While West Central's problems appear unique, they are actually the result of much larger community-wide problems concerning metropolitan growth and development. The continued development of the outlying portions of Fort Wayne clearly impact central city neighborhoods such as West Central. Housing deterioration and abandonment, the closing of neighborhood businesses and schools, traffic congestion, noise and air pollution can all be linked to the problems of unmanaged city growth.

In conclusion, to truly revitalize West Central, its conditions as described in this chapter must be considered in light of City-wide problems. By coordinating and linking public and private neighborhood strategies with those described in the City's comprehensive plan, more lasting and beneficial improvements can be made in West Central.

CHAPTER III: THE WEST CENTRAL NEIGHBORHOOD PLAN

BASIS OF THE PLAN
The West Central Sketch Plan

INTRODUCTION
neighborhood strengths
neighborhood problems
Neighborhood Revitalization Strategy

land use
housing
public facilities
economic development

LAND USE CHARACTERISTICS

Residential Land Use
Commercial Land Use
Industrial Land Use

HISTORIC PRESERVATION POLICY RECOMMENDATIONS

LAND USE POLICY RECOMMENDATIONS

HOUSING IMPROVEMENT STRATEGY

PUBLIC FACILITIES POLICY RECOMMENDATIONS

ECONOMIC DEVELOPMENT POLICY RECOMMENDATIONS

BASIS OF THE PLAN

THE WEST CENTRAL SKETCH PLAN

The process of self appraisal and the identification of goals is not new to the West Central Neighborhood. Nearly six years before this plan was prepared, neighborhood residents worked on another plan, The West Central Sketch Plan. Although in general terms, its name, appearance and basic function were similar to this present document, its scope and specifics differ.

Compiled and written during 1974, and adopted by the City Plan Commission and City Council the following year, the West Central Sketch Plan served as the continuing decision-making guide for the neighborhood, and City in relationship with West Central. It identified six basic categories of problems, and suggested courses of action for their solution:

- 1) Deteriorating and substandard housing - concentrated code enforcement, rehabilitation loans and grants, scattered site clearance, rehabilitation and maintenance programs for senior citizens, quality control of conversions for additional units;
- 2) Institutional and industrial encroachment - develop tradeoffs;
- 3) Environmental blight - alley improvement, elimination of substandard garages, periodic major clean-up, effective environment code enforcement and rodent control, scattered site clearance and acquisition by adjacent owner, planting and beautification of railroad rights-of-way, park strip beautification, air pollution control, riverbank study, plantings and urban open spaces;
- 4) traffic and circulation - by-pass possibility, elimination of sandwiched 1-way pairs via rerouting, traffic regulation enforcement;
- 5) land use conflicts - traffic and landscape, zoning should reflect the existing general character of the area and the appropriate stage of the land use plan;
- 6) convenience goods and neighborhood facilities - strip commercial cosmetic improvements (street fixtures, design aspects), community facilities building.

The West Central Sketch Plan went on further to make 15 statements clarifying a design philosophy by policy statements, for neighborhood development and improvement:

- 1) renovation and restoration of older, well designed buildings;
- 2) provision of street trees in residential need areas;
- 3) incorporation of landscaping and open space to improve neighborhood identity and environmental quality;
- 4) vegetative buffering to reduce the glare of lights at gas stations, bulky industrial building and parking lots;
- 5) variation of street design, furniture, texture, paving, etc. to increase character; differentiating between through and local streets via variations in fixture type, apparent brightness, spread, color, as well as height and spacing;

- 6) special lighting fixtures and quality of light can enhance the identity of districts, distinctive areas, and important shopping streets;
- 7) heavy traffic and excessive speed make streets unattractive for pedestrian activities and generate dirt and noise;
- 8) wide streets can be narrowed at the intersections and landscaped to provide sitting areas, visual amenities, reduce the length of crosswalks and increase the caution of drivers. Excessive speed and amounts of traffic in residential neighborhoods can be reduced by a variety of design techniques, including narrowing of streets or intersections, landscaping, diversion of traffic and closing of streets;
- 9) use intensive landscaping to soften harsh man-made barriers;
- 10) dignified and well maintained signs should be used in accord with the scale and character of commercial areas for their enhancement;
- 11) use an aesthetically compatible combination of bus shelter and phone booth on bus routes;
- 12) employ undergrounding of overhead utility wires to enhance aesthetics;
- 13) consolidate and tighten overhead utilities to minimize visual impact;
- 14) the placement of buildings adjacent to the street with parking lots behind to lessen the visual effects of an exposed parking lot, and
- 15) enhance public buildings to contribute to neighborhood appearance.

INTRODUCTION

This chapter represents the continuation of an on-going process of neighborhood development and change within West Central. The basic framework of this plan, like that used in the previous chapter, is divided into land use, housing, public facilities and economic development. Within each subsection of this plan specific policies and implementation measures are identified, as are participants and funding sources.

The policy and implementation measures noted in this plan should not be considered unalterable. As the neighborhood develops and changes the plan should be modified to consider these changes.

As its basis, the West Central Neighborhood Plan utilizes two basic sources of information - 1) that presented within Chapter II, coming from documented and gathered "objective," primarily statistical, information; and 2) the more subjective, day-to-day, personal observations, complaints and desires of neighborhood residents. The specific issues the plan addresses were expressed as neighborhood strengths or neighborhood problems, or items raised during the course of the numerous group discussions. These were identified by the resident participants, together with the planning staff. Basically, the purpose of this plan is to utilize the neighborhood strengths and direct future growth and change to alleviate or minimize problem conditions for the benefit of neighborhood and city residents.

Neighborhood Strengths

1. Historic, architectural qualities
2. Street, trees, and sidewalks
3. Convenience to neighborhood, downtown, and city wide activities
4. Good accessibility to public transportation
5. Low tax structure
6. Streets clean and safe to walk down
7. Availability of loans for housing rehabilitation; Local Development Corporation (L.D.C.) activity
8. Diversity of people and activities
9. Good parks
10. People-oriented neighborhood association
11. Some neighborhood-oriented businesses
12. Some brick streets
13. The Art Museum
14. Good relationship with past and present city administrations

Neighborhood Problems

- A. Land Use
 1. Finding a suitable reuse for Art Museum and Art School if abandoned
 2. Limiting commercial expansion to the area east of Broadway
 3. Need for increased promotion of residential uses
 4. Dividing of too many homes into apartments, especially along Wayne and Berry Streets
 5. Inadequate parking, particularly on Berry, Wayne and behind duplexes
- B. Housing
 1. Increasing population density
 2. Too many houses that are deteriorated, vacant, and/or in need of attention
 3. St. Joseph Hospital's expansion effects on housing and the historic nature of West Central
 4. Appropriate maintenance and rehabilitation of structures in the historic district
- C. Public Facilities
 1. Dangerous intersections at Berry and Thieme; Van Buren and Superior
 2. Need for improved traffic control in the Baker/Fairfield/Ewing corridor
 3. Traffic flow on certain residential streets is hampered by 2-sided parking
 4. Low level of city services like street cleaning and snow removal
 5. Need for safe (segregated) bike lanes
 6. Lack of adequate, safe pedestrian access to Swinney Park
 7. Inadequate recreational facilities for teenagers
 8. Need for improved access to recreational facilities for residents of Swinney/Stophlet area
 9. Need for improved maintenance of parks
 10. High volume of truck traffic on Washington and Jefferson

- D. Economic Development
 - 1. Lack of a full-service grocery in the neighborhood
 - 2. Possible underutilization of West Central's historic assets to encourage the development of neighborhood-oriented businesses
 - 3. Possible overdevelopment of businesses which adversely affect residential character of the neighborhood
- E. Miscellaneous
 - 1. Neighborhood vandalism
 - 2. Need for weed and trash control, especially in alleys
 - 3. Lack of adequate historic and architectural sensitivity
 - 4. Inadequate communication between West Central Association and groups like 3 Rivers Festival, which can adversely impact the neighborhood
 - 5. Need for greater neighborhood association involvement with those east of Fairfield, south of Jefferson

NEIGHBORHOOD REVITALIZATION STRATEGY

The information gathered about the West Central Neighborhood, together with the input by neighborhood residents indicates that basically a neighborhood rehabilitation/conservation strategy is needed in order to insure that West Central remains a viable neighborhood in the future. Generally, West Central is not in a state of real decline, the contrary being true. However, some residential portions of the neighborhood require different strategies, either preservation restoration or maintenance, in order to address specialized needs. The following strategies have been established to help direct the neighborhood in this effort. Throughout all elements of this strategy sensitivity towards impacts upon historic or architecturally significant structures needs to be fully considered.

Land Use

Conflicting land uses need separation as much as possible. The integrity and nature of existing residential areas should be preserved. Commercial and industrial land uses should be prevented from expanding outside the areas already developed as such (unless outlined in the plan as appropriate).

Housing

Housing recommendations emphasize protection of residential concentrations from external encroachment and internal adverse influences. It is also concerned with a general upgrading of the condition of its housing stock.

Public Facilities

The public facilities element focuses on the continued installation of new curbs, sidewalks, and street lighting, improving recreational programming and access, and reducing the effects of traffic on residential areas.

REVITALIZATION STRATEGY

FIGURE 10



CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT AND PLANNING
DIVISION OF CURRENT PLANNING

Economic Development

The key economic development recommendation involves consolidating and improving neighborhood-oriented commercial activity along Broadway. Other aspects of the strategy involve a possible expansion of industrial and commercial uses provided there is a sensitivity towards residential impacts.

The land use element provides the basic framework for guiding development within the West Central Neighborhood. While this section of the plan focuses on issues relating to how the neighborhood's various parcels of land are zoned, these concepts can be truly meaningful only if determined in light of the remaining plan elements. The recommendations of the plan, as guided by the policy statements, are followed by more specific implementation measures, participants, and funding sources which would facilitate bringing about the desired land use patterns.

Due to the tremendous significance of West Central's architectural and historical heritage it was determined from the onset that a sensitivity towards the neighborhood's remaining significant structures should be a major consideration of neighborhood developmental policy. Historic preservation should be a consideration of importance, within all decisions likely to impact the neighborhood. Although not specifically a land use issue, per se, it is included within this discussion prior to the first land use consideration.

HISTORIC PRESERVATION POLICY RECOMMENDATIONS

POLICY: Encourage the preservation and use of architecturally and historically significant structures.

In West Central over the past few decades numerous historic structures have suffered from a lack of adequate maintenance, fallen into disrepair, or have been demolished. Many have fallen intentionally to provide space for new construction, or have been levelled to provide additional parking space for institutional, commercial, industrial or residential uses. In light of the tremendous economic and irreplaceable cultural loss the demolition of historic or architecturally significant structures represents, it is the objective of this policy to avoid unnecessary and/or undesirable demolitions of noteworthy structures.

IMPLEMENTATION:

- A. Provide information for use by owners of historic or architecturally significant property of their structures age, type, and importance.
- B. Obtain Local Historic District zoning designation for the area bordered by: Van Buren and Thieme, between Main and the alley south of Wayne.
- C. Downzone from R-3 (multi-family) to R-2 (duplex) the western portion of this district bounded by: Thieme on the west; the alley south of Thieme, Rockhill, Berry, Union, the alley north of Wayne, and Rockhill, on the east; and the alley north of Washington on the South.

- D. Review Neighborhood Care, Incorporated rehabilitation loan writeups; establish guidelines sensitive to historic structures; provide financial assistance to low-income homeowners.

Among the first steps in any preservation activity, after organizing those involved, is the educational process. The purpose of this implementation measure is to make the owners of historically significant structures (and other interested parties) aware of this aspect of the structures. It is hoped that in so doing, a greater respect and sensitivity toward these special structures will result, while making owners more willing to support other implementation measures.

Implementation of measures B and C stand at the cornerstone of tools designed to preserve this major concentration of "preservation-worthy" structures in West Central. The Local Historical District ordinance (reprinted in the Appendix) would provide additional protection and advantages to the targeted area beyond those offered by the National Register of Historic Places designation, now pending approval. The selected area presently meets or exceeds the criteria for designation as such, and would greatly benefit from the protection this ordinance would afford. In essence, the ordinance prevents exterior alterations of protected structures, beyond maintenance, without review by the Historic Preservation Review Board and prior approval from the Board in the form of a "certificate of appropriateness." This certification process insures, to a degree, the retention of external architectural integrity, and an appropriate relationship to surrounding structures. Furthermore, it requires obtaining a certificate of appropriateness in order to demolish structures within the district, and provides for a delay in demolition of up to one year to help permit preservation of the endangered structure, if deemed worthy by the Review Board. The effect of ordinance protection would be to prevent "inappropriate" exterior structural alterations of all types to preserve the area's unique historical/architectural attributes.

This plan does not intend that this be the only portion of the neighborhood protected in this manner. Expansions of this district, or the establishment of non-adjacent districts should be considered if the case for their establishment is supported by documentation and the approval of property owners. In instances of uniqueness, irreplaceability and endangerment, the Review Board should consider initiating historic recognition and protection on its own.

The downzoning activity for the western portion of the proposed historic district is to add an extra measure of protection. The reason this portion alone was selected for downzoning is that it contains a far lower proportion of multi-family structures and office uses. The aim of this downzoning are to preserve the existing character, prevent the introduction of office uses (allowed under R-3 zoning) and stabilize the population density. Furthermore, in many instances throughout the neighborhood and city, the division of many of the larger older homes into apartments unaccompanied by structural sensitivity and adequate maintenance, and prompted by a desire to maximize profits, has resulted in an acceleration of deteriorating influences on these buildings, as well as the surrounding area. Methods of containing these effects and population densities will help stabilize and preserve this area.

In reviewing Neighborhood Care rehabilitation loan write-ups, implementation measure D provides that the process for checking the sensitivity and compatibility of exterior rehabilitation in respect to the structure itself and its surroundings, should be continued within the review process. Additionally, some flexibility should be incorporated within existing building codes and the zoning ordinance to allow for potential incompatibilities between these regulations and older structures. Methods for accomplishing the same goals while showing a sensitivity toward older structures should be sought and incorporated within relevant regulatory codes. Financial assistance should be provided to low income homeowners within historic areas to facilitate the proper rehabilitation of historic structures.

PARTICIPANTS/FUNDING:

Basic information about the neighborhood's historic structures may be found in the appendix of this plan. Additional information may be obtained through the Department of Community Development and Planning (CD&P), or Arch, Inc. There are no direct costs associated with any of these measures.

The move to obtain Local Historic District Zoning is presently underway. The participants are residents, volunteers, Arch, Inc. and CD&P. There are no direct costs involved in this implementation measure.

The residents of West Central will initiate downzoning requests. Technical assistance will be provided by CD&P. There are no costs associated with this downzoning proposal.

Neighborhood Care, CD&P, and the Urban Design Group will review the historic impacts of loan write-ups. Here too, no direct costs are associated.

LAND USE POLICY RECOMMENDATIONS

POLICY: Stabilize housing unit densities within areas ill-suited to handle greater population concentrations.

The purpose of this policy is to preserve the "liveability" of areas which have experienced an increase in population density over the years, and are at, or approaching the level of being overcrowded. The primary area of concern is bounded by: Main, Van Buren, the alley south of Jefferson, Garden and Thieme. Here, many larger homes as well as garages and carriage houses have been subdivided into apartments. The result has been that population density has greatly increased over that for which the area had been originally designed. While decreasing the costs associated with living in this area, this trend has increased the strain on existing structures, public facilities/capital improvements, parking, the noise level and friction among residents.

IMPLEMENTATION:

- A. Downzone from R-3 to R-2 the area bounded by: Thieme, the alley south of Thieme, Rockhill, Berry, Union, the alley south of Berry, Rockhill, the alley south of Wayne.
- B. Obtain Local Historic District designation for the area designated within the historic preservation policy.

The effect of these recommended implementation measures would be to prevent the introduction of office uses within the proposed downzoned portion of this area (offices are not permitted within an R-2 zone) while placing a lower limit on the number of residential units permitted there. Over time, the net effect of the downzoning should be a reduction in the congestion and population of this area, and a slowing down of the deteriorating effects of over intensive land use on residential units and public facilities. Obtaining local historic district designation will help protect the historic character and cohesive appearance of this part of the neighborhood.

PARTICIPANTS/FUNDING:

In order to carry out this, and other recommended downzonings, the residents of West Central have the responsibility of initiating the downzoning procedure by canvassing the area to be downzoned and gaining the signatures of property owners on the necessary petition. The petition is then presented to the City Plan Commission. Technical assistance will be provided by the Department of Community Development and Planning. Funding for downzoning would be part of the Department's operating budget. Pursuit of local historic district designation should proceed in a similar manner by area residents, utilizing the Department of Community Development and Planning and ARCH, Inc. for technical assistance. Future expansions of the historic district should be made with input from affected property owners, Community Development and Planning and ARCH, Inc.

RECOMMENDED ZONING CHANGES

FIGURE 11



CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT AND PLANNING
DIVISION OF CURRENT PLANNING

POLICY: Maintain existing concentrations of low and moderate density residential areas.

The objective of this policy is to help stabilize presently stable residential areas which have experienced some deterioration. The three areas to which this policy applies are: (1) Swinney/Stophlet, located south of Conrail, west of Broadway, north of Taylor and east of Phenie; (2) Wilt/Lavina, located generally -- west of Broadway, north of Conrail, east of Swinney, south of Jefferson; and (3) the area east of Broadway, south of Jefferson, west of Ewing, north of Conrail and Baker.

IMPLEMENTATION:

- A. Downzone from R-3 to R-2, the area bounded by: College, General Electric, alley west of Broadway, and Stophlet.

The situations within the three previously mentioned residential areas vary greatly. In terms of land use policy and existing zoning the Swinney/Stophlet area is acceptable, with the exception of the above stated downzone area. The Swinney/Stophlet area is characterized by: generally small lots, relatively high level of home-ownership, generally good housing conditions, predominately single family uses with scattered duplex and apartment uses, and few vacant parcels. The downzoning of the targeted area south of General Electric west of Broadway would compliment the existing nature of the surrounding residential area, and reduce the possible detrimental effects of an incompatible use being introduced into this region. Downzoning should follow the previously described process.

The situation within the Wilt/Lavina area differs slightly. During the Fall of 1980 the historic, stable, small-lotted, predominately single-family, owner-occupied area was downzoned from R-3 to R-2. Its future viability as a residential area depends chiefly upon rehabilitation and maintenance to the few structures in this area in need of attention and the prevention of encroachment by residentially incompatible uses (particularly commercial and industrial). Maintenance of the area's historic charm would be facilitated by obtaining Local Historic District designation for the appropriate portion of this area.

The third residential area is in greatest need of stabilization. This area east of Broadway is surrounded by commercial and industrial uses, and a residential area whose structural conditions are among those in need of greatest attention. Furthermore, this area is divided by two streets destined to have increased volumes of traffic upon the opening of the new McCulloch bridge. This area contains some historical structures, but many of this area's houses are in need of repair. The overall land use pattern is well mixed with single-family, duplex and multi-family structures. Few of those houses not presently subdivided are suitable for conversions. Therefore, the existing zoning is appropriate, but significant change from the present pattern of use should be carefully monitored and evaluated.

POLICY: Upon clarification of the future direction of the downtown special analysis should be devoted to the future use or reuse of the area bounded by: Lewis, McClellan, Baker and Ewing.

The purpose of this policy is to improve the utilization and productivity of this eastern residential portion of the West Central neighborhood. It is intended furthermore, that any reuse of this property would be supportive of the residential area to its immediate west, as well as the central business district (CBD) to the east. Possible recommended reuses include medium density residential for downtown workers.

IMPLEMENTATION:

- A. Support completion of the downtown plan.
- B. Pursue additional information, as necessary, to develop the eastern fringe property in the desired use, obtaining rezoning (if necessary) and the support of the Association if a change from the present use is desired.

Within the West Central Sketch Plan of 1975, the above mentioned area was earmarked for consideration as a "reuse" area. Due to deteriorating structural conditions, a low owner-occupancy rate, increasing appearance of vacant property and general neglect, proximity to Lincoln Life and the downtown, the attitude toward the reuse of this area persists. With a clearer view of the future direction of downtown Fort Wayne development, facilitated by the completion of a downtown plan, and the establishment of traffic patterns resulting from the new bridge, the determination of the most beneficial use of this area will become more apparent.

PARTICIPANTS/FUNDING:

The major responsibility for facilitating the determination of the most desirable use of this area, whether residential or possibly commercial, rests with the City, therefore funding of studies would come from departments' operating budgets. A discussion of this area should be included in the downtown plan as part of its analysis of the downtown fringe. If any additional information is necessary, the City could provide the technical assistance for the neighborhood association. The West Central Neighborhood Association should monitor progress on the downtown plan, as well as changes occurring within this "fringe area."

POLICY: Additional off-street parking (within alleys), should be pursued where applicable and desired by affected property owners, particularly between Washington and Jefferson Boulevards.

The objective of this policy is to provide additional parking facilities for a high density residential area where parking spaces are at a premium.

IMPLEMENTATION:

- A. Survey residential areas having a potential need for additional parking. Upon substantiation of need and desirability by property-owners, design a solution and circulate the necessary petitions, if necessary, to secure the desired change.

Within many of the blocks between Washington and Jefferson west of Van Buren, duplex and multi-family uses predominate. On-street parking is at a premium because no parking is permitted on either Washington or on the north side of Jefferson. The result is a haphazard, often marginal provision of adequate parking for residents and their guests. The implementation measure described above was designed to better assess the severity of the situation within this and other parts of the neighborhood, and to determine the necessity, feasibility and desirability of redesigning alleys to provide additional parking spaces. A further consideration of pursuing such projects within this and surrounding areas of the neighborhood would be potentially adverse effects upon out-buildings (carriage houses and garages) and retaining the aesthetics of the area in general.

PARTICIPANTS/FUNDING:

In order to carry out the necessary survey and other data collection, the involvement of area residents/property-owners, the neighborhood association and the Department of Community Development and Planning will be necessary. First, it will be necessary to determine the general attitude towards, need for, and willingness to pay for, such parking improvements. The Urban Design Group of the City's Planning Department will provide technical assistance for designing proposed alternatives. Funding for this type of project, due to its limited area of benefit will need to come primarily from the owners of the affected properties via private financing, Barrett Law Revolving Fund, or a cost-sharing program.

POLICY: Encourage the expansion of commercial, industrial, and public uses within appropriately zoned areas, exercising sensitivity towards historic structures and extreme concern for the provision of adequate parking.

The objective of this policy is to increase the productivity and usage of commercially and industrially zoned properties within the neighborhood. The areas of prime concern for commercial intensification are along Broadway (north of Conrail), and east of Broadway (between Main and the alley south of Jefferson). A desirable development of these areas is hampered by limited parking availability, and the need for sensitivity towards historic structures. The continued use of present industrially-used sites should be sought, with particular attention to the area zoned and used industrially south of Conrail.

IMPLEMENTATION:

- A. Implement Broadway Improvement Project.
- B. Publicize existing commercial loan programs to improve existing businesses and attract new establishments.
- C. Closely monitor changes in usage of industrial areas, with special attention to the neighborhood's major industrial facilities.

The cornerstone of commercial activity within West Central, particularly of neighborhood oriented goods and services, centers around the improvement of businesses and facilities along Broadway. Implementation A, above, seeks to address this need. As noted earlier in this plan, Broadway has been a significant source of neighborhood identity, and up until the 1960s provided many needed neighborhood goods and services. Since that time, the need for neighborhood serving businesses has remained, while the character of Broadway has deteriorated, and the nature of businesses has shifted to more specialized commercial enterprises. A finding of a recent Broadway market study revealed a desire for an intensification of the number and variety of neighborhood-oriented businesses along Broadway (specifically, the addition of -- affordable retail, a restaurant, a grocery, and a fast-food outlet), and an upgrading of the appearance and image of Broadway. It is hoped that implementation of planned improvements to Broadway (discussed in greater detail in the economic development section of this plan) will help achieve this goal.

As part of the effort to promote the improvement of existing businesses, and to facilitate the establishment of new businesses along Broadway, Implementation B seeks the increased publicity of the available business loan programs is presently being undertaken by the Economic Development staff of the Department of Community Development and Planning.

These programs include those offered by:

Small Business Administration	Section 7(b)(3) Displaced Business Loans Section 7(a) Direct Section 7 Direct (Equal Opportunity Loan Section 502 Guarantee Section 7(a) Guarantee Section 503
Economic Development Commission	Economic Development Bonds
Economic Development Administration	E.D.A. Direct Loans E.D.A. Loan Guarantees
Indiana Economic Development Authority	Loan Guarantees

An issue of historical significance, neighborhood identity, and citywide economic importance relates to the future of General Electric in West Central. Located along both sides of Broadway south of Conrail and visible throughout West Central, General Electric has had a significant impact upon the neighborhood for many decades. The continued operation

of these facilities and the retention of its historic industrial structures is deemed of special importance to area residents. (Further discussion of this will be included within the economic development section.)

In more general terms, the other dominant industrial activities within West Central, such as Essex and Ft. Wayne Newspapers, should also be monitored. Special attention should be given to contraction or expansion plans of facilities, personnel or parking in order to anticipate the potential effects associated with vacant facilities, encroachment into residential areas, or less employment. Industrial uses should be permitted to expand within areas presently zoned for that purpose, provided negative effects (if any) to adjacent or otherwise affected properties can be neutralized or minimized.

PARTICIPANTS/FUNDING:

The participants in the Broadway Improvement Project are: the City planning departments for project coordination and technical assistance; Broadway merchants; the Near West Local Development Corporation (N.W.L.D.C.) and the neighborhood association. At present approximately \$255,000 are available for the project from CDBG.

The Economic Development staff of CD&P, the N.W.L.D.C. and the West Central Neighborhood Association should all become involved in publicizing available loan programs. Publication costs of the necessary brochures will be borne by the Department of Community Development and Planning.

The prime responsibility for monitoring changes in the use of industrial areas is a joint responsibility of the City (particularly the Economic Development and Planning staffs of CD&P) and the West Central Neighborhood Association (especially the Planning Committee). The costs associated with this monitoring are negligible.

HOUSING IMPROVEMENT STRATEGY

West Central's close proximity to downtown, its historic character and its large, varied housing stock make it a valuable asset to the City's overall housing supply. The significance of this residential property to the neighborhood's identity is reflected by the fact that residential uses occupy over one-fourth of the total area of West Central, providing owned, and particularly rented, residences for over four thousand, many living within structures dating back to the turn-of-the-century and before. The neighborhood's historic homes are its pride and joy. It is towards the preservation and enhancement of the quality and quantity of residential life within West Central that the housing improvement strategy (and for that matter this entire plan) is directed.

Policy: Encourage public and private investment and improvement within the neighborhood's existing housing stock (with the exception of those areas noted in the land use element).

Improve the delivery of public assistance programs to low income residents, the elderly and the handicapped.

Minimize displacement and attempt to relocate within the West Central neighborhood.

The objective of these three interrelated policy statements is to address the need for improving the quality of neighborhood's housing stock. The methods implied in these statements call for private investment, public support, and public assistance for those in need to help implement the upgrading process and reduce vacancies. The goal of these policies is for non-overcrowded, safe, habitable housing for West Central residents.

IMPLEMENTATION:

- A. Undertake concentrated housing inspections where needed (south of Jefferson, east of Broadway, north of Conrail, Michaels/Ross area north of N&W tracks) and spot inspections of individually worthy structures as desired.
- B. Within the entire residential core west of Broadway --address the correction of deteriorating (deteriorated) housing conditions by encouraging private individuals and lending institutions to support rehabilitation efforts, and by utilizing appropriate public assistance, especially to aid low and moderate income households.
- C. Within the Michaels/Ross, and Ewing/McClellan area south of Lewis, and other areas demonstrating a need for rehabilitation, provide greater publicity of existing Neighborhood Care programs with an emphasis on making houses safe and up-to-code.

Before initiating any programs of concentrated housing improvements, it is first necessary to accurately determine areas of need, particularly where concentrations of need occur. The use of concentrated inspections is deemed by residents as having the greatest potential for identifying those houses deserving special attention. Such inspections are a basic tactic available to the City as a means of assuring safe and sanitary housing. Generally, the process consists of an interior and exterior inspection of every structure within a designated area. Permission of the occupant is required before inspection can be undertaken by Neighborhood Care, Inc. If a code violation exists, the Minimum Housing Department is contacted about the deficiency. The owner of the structure will then be informed of the rehabilitation programs operated by the City. Households refusing Neighborhood Care, Inc., inspections will be referred to the Minimum Housing Department if exterior housing conditions indicate that a code violation exists. The areas mentioned above under Implementation A should be taken as starting points for these efforts. Additionally, referrals or complaints by residents or neighbors should be followed by the appropriate action.

To effectively deal with the problems associated with housing deterioration and disinvestment, particularly among those with low and moderate

incomes, a variety of programs must be utilized. Among the programs presently available are: Neighborhood Care's Loan and Grant Rehabilitation Program, the Section Eight Existing Housing and Section Eight Moderate Rehabilitation Programs. Neighborhood Care's rehabilitation loan/grant program is geared to serve homeowners in the City's seven target neighborhoods (of which West Central is one) in their rehabilitation efforts. CDBG funding for housing related activities in the seven target neighborhoods (NSA's) will exceed \$1,835,000 during 1981 (7th year) program year.

Due to the prominence of multifamily housing within the West Central housing market, it is significant to note existing programs directed towards upgrading deteriorated rental units. The Section Eight Existing Housing Program provides a rent subsidy to low and moderate income tenants. A participating tenant pays no more than 25 percent of the households adjusted income toward rent. Rental units must have rents that fall within the range of fair market rents as established by the U.S. Department of Housing and Urban Development (HUD). Landlords must agree to participate and then units must be maintained according to the standards prescribed in the program.

The Section Eight Moderate Rehabilitation Program provides a unit subsidy to participating landlords. A landlord can participate in the program by providing housing to low and moderate income households in return for a fair market rent for up to 15 years. Rehabilitation costs must fall between \$1,000 and \$5,000 per unit.

It is also important that both the neighborhood and the City realize that other funding sources for financing housing rehabilitation need to be investigated. Cutbacks in federal funding of domestic programs may require cities to look for other sources of funding. Programs such as the Community Development Block Grant may be discontinued at some point in the future either at the federal level or by local policy decisions. As a result, West Central, in conjunction with the City of Fort Wayne, must investigate new methods of financing housing rehabilitation.

Within the West Central neighborhood there exist two areas whose long term viability as single-family residential areas is in question. This is not to say that their present uses will change drastically anytime within the 3-5 year time frame of this plan or even beyond, but it is anticipated that at some time, pressures to use these areas differently will increase. These areas, referred to in implementation C, consist of: 1) Superior Street north of the Norfolk and Western tracks; and 2) the area bounded by Lewis, McClellan, Baker, and the alley west of Fairfield.

The future viability and desirability of residential uses north of the Norfolk and Western tracks to a great extent depends upon the needs for additional commercial and industrial areas near the downtown. A factor which may potentially have a significant effect on accelerating this demand is the opening of the new McCulloch Bridge.

In the instance of the area south of Lewis and east of Fairfield, reuse was mentioned in the previously noted West Central Sketch Plan. The

present thinking is that due to the relatively poor condition and type of structures in this area, reuse for construction of new residences to serve downtown employees could be effective. Neighborhood opinion seems to favor a "wait-and-see" philosophy pending the completion of the City's present downtown redevelopment efforts and an economic upturn.

Until these speculated changes begin to materialize within these areas, it is believed that the best strategy to follow would be one of maintenance. (The removal of these structures from a residential use could cause a significant relocation problem of present inhabitants.) It is toward an improvement of the living conditions of area residents that this maintenance strategy should be directed. Under this strategy housing inspections of those structures known or believed to be in violation of the building code should be undertaken. Enforcement of the code should be sought and loans offered to help finance any economically justifiable needed repairs.

Participants/Funding

Neighborhood Care, Inc., has the responsibility of implementing the City's housing rehabilitation programs in all seven NSA's including West Central. Funding is provided through the CDBG program and private funding.

The Section Eight New Construction and Section Eight Moderate Rehabilitation programs are implemented through the Fort Wayne Housing Authority and are funded through HUD's Public Housing Program.

The concentrated housing inspections, called for in the first implementation measure, critical to overall housing quality, are the responsibility of Neighborhood Care, Inc. (NCI) Funding is provided through the CDBG. The West Central Neighborhood Association's Residential Action Committee and area residents should provide much of the information necessary to determine specific addresses needing attention. Minimum Housing should be called in where resistance to NCI's inspections is encountered and/or code violations are suspected. There would be no direct costs associated with this detection and inspection process.

POLICY: Increased buffering should be sought from trucks and other noise and pollution producers within affected areas (particularly Washington and Jefferson).

Among residents of West Central, the general belief is that many of the trucks presently using Washington and Jefferson Boulevards should be using alternate routes. Although major arterials and designated truck routes, these two City streets are intended to serve all automotive and local truck traffic only. Non-local truck traffic should be using Coliseum Boulevard to get around the City. The effects of the great volume of trucks using Washington and Jefferson Boulevards are: accelerated housing deterioration, decreased housing desirability, increased environmental pollution, increased safety hazard, accelerated street deterioration, and increased neighborhood segmentation. The purpose of this policy is to help reduce these negative effects.

IMPLEMENTATION:

- A. Promote increased plantings of street trees along Washington and Jefferson Boulevards.
- B. Seek improved enforcement of truck route and noise abatement ordinance.

In an effort to help muffle the noise and vibration generated by passing vehicles, Implementation A seeks to provide an aesthetically pleasing noise buffer. Trees would improve the quality of the neighborhood by adding beauty and grace to the streetscape.

In conjunction with the program to plant additional trees along Washington and Jefferson, efforts to reduce the volume of truck traffic are necessary for the long term survival of these two streets. The traffic reduction attempt should begin with a survey of truck drivers using these two streets to determine the extent of the problem of non-local users. This should consist of inspections of bills of lading to determine points of origin and destination. If unauthorized to use these streets, the drivers should be fined, the offending firms noted, and owners notified. If the problem is determined to have sufficient significance, additional measures could be taken including a regular enforcement program and an increased posting of "no through truck traffic" signs.

PARTICIPANTS/FUNDING:

The street tree planting program is the responsibility of the Parks and Recreation Department. Funding is derived from the City's local Revenue Sharing allocation or CDBG.

Enforcement of the truck route and noise abatement ordinances would be done by the City of Fort Wayne Police Department. Costs associated with its enforcement would come from the department's operating budget.

PUBLIC FACILITIES POLICY RECOMMENDATIONS

As was stated in Chapter Two, public facilities provide supportive services to the neighborhood. In many instances, public facilities are amenities such as a park, a school, or a neighborhood center. Public facilities also consists of police and fire service, curbs, sidewalks and street lighting. In all, good public facilities help provide a higher standard of living within the neighborhood.

West Central Neighborhood is generally well served by its public facilities. As a result, the policies presented here represent recommended improvements to existing facilities and operations.

POLICY: Provide and maintain capital improvements (curbs, sidewalks, street lights, sewers, alleys, and streets) which serve and support the neighborhood.

The purpose of this policy is to encourage the continued development of new capital improvements in West Central. Over the last five years, new capital improvements, funded through the CDBG Program, have helped enhance housing rehabilitation activities conducted in West Central by bringing about concentrated neighborhood improvements. These efforts should help increase neighborhood pride and encourage greater neighborhood investment.

IMPLEMENTATION:

- A. Continue the installation of curbs, sidewalks, streetlights, and street improvements within the remaining 3 year (1979-1981 CDBG) impact areas. (See CDBG Impact Area Map, Years 6 and 7)

This implementation measure calls for the continued installation of capital improvements in the designated areas within the neighborhood. As of July 1, 1981, West Central Neighborhood will begin its sixth year in the CDBG Program. The strategy for that construction season, and the one following is to provide capital improvements to Broadway and then the Wayne/Berry area.

PARTICIPANTS/FUNDING:

The continued installation of capital improvements in the designated impact areas is the responsibility of the West Central Neighborhood Association and the Department of Community Development and Planning. Funding is provided through the CDBG Program.

POLICY:	Pursue methods of providing safe access to Swinney Park.
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As the situation presently exists, West Central contains one of the largest recreational facilities in the City, Swinney Park East. Unfortunately non-automotive access to the park is limited by major arterials and railroad tracks. This policy is directed towards correcting this access problem.

IMPLEMENTATION:

- A. Conduct a user survey to determine where park users are coming from, and the transportation modes used. Assess alternative methods of improving access and their associated costs.

As part of the process for the development of this policy, alternative measures for improving neighborhood access to Swinney Park East were discussed. For each alternative discussed, constraints were evident, the most common one being financial.

In order to improve access for people living south of the Conrail tracks, a path along the eastern bank of the St. Mary's River from Taylor Street under Jefferson Boulevard was mentioned. The access alternatives for those living north of the Conrail tracks was addressed in the following manners: 1) establishment of a path within the park area between Washington and Jefferson leading to a presently existing tunnel located just

east of the point where Jefferson Boulevard forks; 2) improvement of the pathway located on the west side of Thieme Drive; 3) construction of pedestrian and non-motorized vehicle under or overpass at a yet to be determined site.

Due to the complexity of this problem, the potential effects on both pedestrian and vehicular movement, and the desire to obtain the most satisfactory results at the least cost, it is felt that more detailed study and investigation should take place before further action is taken on this matter. The proposed River Greenway should address this problem.

PARTICIPANTS/FUNDING:

The participants in this process in addition to the Parks Department, are the West Central Neighborhood Association, the Department of Community Development and Planning, and the Urban Design Group. Funding for this project could come from the Park Department budget, City funding, or from private sources.

POLICY: Upgrade recreational programs and facilities in all park areas.

As identified in Chapter Two, West Central is relatively well served by park and recreation facilities. Yet, inadequate programming and maintenance of existing park and recreation facilities have been specified by residents as areas needing additional attention. The purpose of this policy is to address the program and maintenance of parks in West Central.

Improved recreation programs and facilities will not only address the neighborhood's recreation needs, but also compliment the neighborhood improvement activities currently underway in West Central. Working with park and recreation improvements and the upgrading of the neighborhood's housing, public facilities, and capital improvements can significantly improve living conditions in the neighborhood.

IMPLEMENTATION:

- A. Survey recreational facility and program shortcomings to determine solutions.

This implementation measure calls for an assessment of neighborhood programs and facilities. Some of the neighborhood's recreation needs have already been identified by neighborhood residents: inadequate facilities and programs for teenagers, need for improved maintenance of park area south of Main on Thieme Drive, and the Brackenridge Block Park, and the need for increased recreational opportunity for residents of the Swinney/ Stophlet area. Once all deficiencies have been identified and prioritized, the appropriate action may be taken.

PARTICIPANTS/FUNDING:

Designing and conducting the analysis necessary is the responsibility of the Parks and Recreation Department working in conjunction with the De-

partment of Community Development and Planning, the West Central Neighborhood Association and the West Central Neighborhood Committee. Funding for the development of a plan was provided through the Department of the Interior's Urban Park and Recreation Recovery (UPARR) Program.

The monitoring of potential funding sources for recreational activities is the responsibility of the Parks Department, the Department of Community Development and Planning, and the Department of Urban Grants.

POLICY: Reduce and slow down "through" traffic along non-arterial streets (specifically Berry) while minimizing detriment to citywide traffic movement.

A significant problem to residents of historic Berry Street has been the use of the street as a "short-cut" via Thieme Drive in getting to Washington Boulevard and points west. A long-time goal of residents has been to reduce this phenomenon. The effect of the usage of Berry Street in this manner has been a higher volume of traffic than would typically be anticipated at speeds threatening the safety of area residents. Residents contend that traffic heading outbound from the downtown area would be more appropriately handled by Washington Boulevard. Traffic could enter this major westbound route at Fairfield, Broadway, or Van Buren.

IMPLEMENTATION:

- A. Analyze traffic patterns and volumes within the Berry Street area.

The WCNA and St. Joseph Hospital have reached an agreement which they believe would help effect this policy. Their mutual desire is to seek the closing of Berry Street to non-emergency traffic (all but police, fire, ambulance, sanitation, water, and utilities) between Broadway and Van Buren. It is thought that this action would not only reduce traffic on Berry Street west of Van Buren, but would increase pedestrian safety in the vicinity of the hospital. Before closing the street, it is hoped a careful study of the traffic situation (once traffic patterns in the area have become normalized) will need to be done. Attention should be given to projected ramifications of this, as well as alternative methods of achieving the same goal.

PARTICIPANTS/FUNDING:

The participants in this process should be the City's Street and Traffic Engineering Departments, Department of Community Development and Planning, West Central Neighborhood Association, and St. Joseph Hospital. Funding for the survey and study will be departmental budgets. The funding for the street closing and beautification (if that option is selected) would substantially come from St. Joseph Hospital.

POLICY: Develop cooperative planning between the WCNA and St. Joseph Hospital.

At times relations between the WCNA and St. Joseph Hospital have been at times strained, with conflicting needs, interests, and concerns. Recently, relations have improved. The sale of a former hospital parking lot on the southeast corner of Berry and Rockhill to the WCNA has helped foster this more cooperative spirit.

IMPLEMENTATION:

- A. Foster more cross-representation between the WCNA and St. Joseph Hospital. Determine and pursue goals of common interest and benefit.

It is hoped that in the future communication between St. Joseph Hospital and the WCNA will improve. Obtaining hospital representation within the WCNA would help. Currently, the WCNA has a representative on the hospital's planning committee. With an improved system of communication, mutual concerns could be identified and addressed.

PARTICIPANTS/FUNDING:

The participants in this implementation measure are the WCNA and St. Joseph Hospital. No costs are associated.

POLICY: Encourage the utilization of non-automotive transportation, particularly mass transit.

Many of the parking problems within the residential portions of West Central can be attributed to high densities of people, housing units, and automobiles. An increased use of mass transit, bicycles, and walking would hopefully help ease automotive congestion within these areas as well as provide energy conservation results.

IMPLEMENTATION:

- A. Increased publicity of existing transportation alternatives, especially bus routes and schedule information.

PARTICIPANTS/FUNDING:

The prime responsibility for implementing this strategy rests with the Public Transportation Corporation (P.T.C.) with local assistance from the WCNA. The funding for increased advertising would come from P.T.C.'s budget.

ECONOMIC DEVELOPMENT POLICY RECOMMENDATIONS

In planning for the neighborhood, economic development needs to be considered for two important reasons. First, the City's ability to raise tax revenues to support desired and needed public improvements and services is tied to the local economy. The neighborhood needs to consider

ways in which economic development can be promoted and initiated in West Central in order to contribute to the local economic base.

Secondly, the quality of life for every household in West Central, as well as the rest of Fort Wayne, is directly dependent upon local economic conditions (jobs, income, the cost of living, etc). As a result, the neighborhood must establish policies that will help increase employment and investment opportunities in West Central.

POLICY: Encourage neighborhood-oriented commercial activities within existing commercially zoned areas, avoiding the introduction of commercial activity within residential concentrations.

Especially encourage and assist in improving existing business while attracting new ones to Broadway.

At the heart of this policy is the desire to further consolidate commercial activities within commercially-zoned areas of the neighborhood in an attempt to achieve higher commercial concentrations. In order to serve the neighborhood better, neighborhood-oriented commercial activity should be encouraged to locate along Broadway. By so doing, the attractiveness of these areas to potential customers and merchants will be enhanced.

IMPLEMENTATION:

- A. Proceed with scheduled Broadway Improvement Project.
- B. Publicize existing commercial loan programs.

Implementation A is directed towards upgrading the condition and appearance of commercial activities presently located along Broadway. Two components of this project are capital improvements/general street beautification efforts and facade improvements of businesses along Broadway.

Publicity of existing commercial loan programs as noted in Implementation B can help existing and new businesses in West Central. Among the loan programs available is the Small Business Assistance Program of the Near West Local Development Corporation (NWLDC). This program is an effort by the City of Fort Wayne, local businesses and residents to maintain and improve commercial investment in central city neighborhoods such as West Central. Small businesses in target neighborhoods can receive assistance in financing the purchase of land and buildings and the expansion or rehabilitation of existing facilities. Projects involving new construction and the purchase of machinery and equipment are also eligible activities. By utilizing the resources of the Small Business Assistance Program, existing small neighborhood businesses can be improved to better serve West Central residents.

PARTICIPANTS/FUNDING:

Participants in Implementation A are the Department of Community Development and Planning, the NWLDC, the WCNA, West Central Business and Pro-

essional Committee, and individual businessmen and/or property owners on Broadway. The funding for this project will come from the CDBG, Revenue Sharing and property owners.

The participants in the operation of the Small Business Assistance Program include the Department of Community Development and Planning, the NWLDC, WCNA, local lending institutions, and the Small Business Administration (SBA). Funding for this activity would be provided by each offices budget.

POLICY: Industrial uses should be considered where non-detrimental to residential uses.

Industrial expansion may be permitted where residential uses may have decreasing viability and desirability.

Industrial uses have historically, and continue to play a significant role in the development of the West Central Neighborhood. The intention of this policy is to retain the existing industrial uses in the neighborhood and provide an opportunity for industrial expansion where detriment to existing residential concentrations would be minimal. By encouraging industries to remain, expand and improve in West Central, the overall image of West Central as a place to live and work will be enhanced.

IMPLEMENTATION:

- A. Retain existing industrial areas. Monitor potential changes. In the event of an industrial site vacancy, obtain a suitable reuse of land and facilities.

A significant neighborhood concern is maintaining the long term occupancy of the neighborhoods major industrial concerns. The General Electric facility located along both sides of Broadway south of the Conrail tracks and beyond, due to its historic value, size, highly visible location and economic impact is of particular importance to both the neighborhood and City. Neighborhood residents feel it is a valuable asset to West Central and should be kept in operation. In the event of vacancy, it is regarded important to find a suitable reuse of its historic structures.

A major component of this policy's implementation is the need for closer communication between, or at least a heightened awareness of, the respective needs and plans of the industrial and residential communities. The careful monitoring of changes within those aspects of each community which could potentially affect decisions to expand, contract or abandon presently used areas should be established.

PARTICIPANTS/FUNDING:

Participants within the implementation of this policy should be representatives of the WCNA, major industrial employers, (G.E. specifically) and when necessary and appropriate, the City. No direct costs are associated with this implementation measure.

FIGURE 12

PROPOSED LAND USE



CITY OF FORT WAYNE
COMMUNITY DEVELOPMENT AND PLANNING
DIVISION OF CURRENT PLANNING

CHAPTER IV: CONCLUSION

CHAPTER FOUR: CONCLUSION

CONCLUSION

West Central is a neighborhood of contrasts. It contains large, ornate homes and small rundown houses. It contains peaceful open spaces and busy industrial areas. These and other contrasts are both a neighborhood strength and weakness. While giving the neighborhood a sense of diversity and vitality, it sometimes finds conflicting uses in close proximity and at cross-purposes. Industrial areas and busy streets abut residences, industrial and commercial uses threaten existing homes, and growth within the neighborhood threatens existing historic structures.

West Central's relationship to the downtown area and changes in traffic movement will figure prominently in directing the pattern and demand for various land uses within the neighborhood. The success of downtown redevelopment is likely to extend into West Central, and may foster a demand for increased residential improvement or the intensified use of land, particularly within the eastern and northern sections of the neighborhood.

A historical limitation to many efforts by residents to upgrade residential properties has been the preponderance of non-owner occupied multi-family rental properties. Overall improvement within residential areas will need to seek improved methods of addressing the problem of inadequate maintenance efforts by many of these property-owners. The result will be a more complete neighborhood improvement program.

West Central's future, to a great extent, lies in preserving its past. Although much of its heritage has been lost to "progress", much remains. The preservation and enhancement of its remaining historic character is crucial to neighborhood identity. It is the goal of many neighborhood residents to retain what is left of the neighborhood's historical and architecturally significant character. This pursuit helps structure neighborhood responses to various issues. It pervades all elements of the plan, and impacts many aspects of neighborhood life. This cherished architectural resource, found concentrated within West Central, can and should be preserved.

CHAPTER V: APPENDICES

APPENDIX 1: HISTORIC RESOURCES

APPENDIX 2: FORT WAYNE HISTORIC
PRESERVATION DISTRICT
ORDINANCE

APPENDIX 1

HISTORIC RESOURCES

In the summer of 1979, the Cultural Resources Survey for the City of Fort Wayne was presented to the Department of Community Development and Planning by the architectural firm of Crumlish, Sporleder and Associates of South Bend, Indiana.

The primary objective of the survey, as stated by Crumlish and Sporleder, is to provide a comprehensive listing of districts, buildings, sites, objectives, and structures throughout the City of Fort Wayne that are appropriate to be included in a state-wide historic preservation plan.

Secondly, the survey identifies for governmental agencies the areas and structures that are worthy of preservation or restoration.

Third, the information is important to the Indiana Department of Natural Resources Division of Historic Preservation which uses the inventory to determine assistance in protecting historical and architectural resources and to evaluate the impact of state and federally-funded projects which impact such resources.

The following is a list of historic resources located in West Central Neighborhood. They have been taken from the larger city-wide Cultural Resources Survey described previously. The neighborhood listing provides basic information on about 500 culturally significant sites in West Central Neighborhood. Each site is listed according to street address.

For more detailed information on the rating system, structures, etc., consult the City's Cultural Resources Survey.

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Baker				
430 W.	Contributing	1890	Builder	Fair
Berry				
407 W.	Outstanding	1880	Italianate	Excellent
411/431 W.	Outstanding	1920	Romantic Revival/Moorish	Excellent
501 W.	Significant	1923	Romantic-Gothic Revival	Excellent
521 W.	Contributing	1920	Romantic Revival	Excellent
527 W.	Contributing	1870	Italianate	Good
535 W.	Significant	1890	Queen Anne	Excellent
601 W.	Outstanding	1865	Gothic Revival	Excellent
604 W.	Significant	1920	Romantic Revival	Excellent
614 W.	Significant	1880	Greek Revival	Excellent
618 W.	Contributing	1920	Romantic Revival	Excellent

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Berry (cont.)				
620 W.	Contributing	1920	Romantic Revival	Excellent
634 W.	Significant	1885	Queen Anne	Good
735 W.	Contributing	1920	Georgian Revival	Excellent
736 W.	Contributing	1920	Classical Revival	Excellent
801 W.	Contributing	1890	Queen Anne	Good
807 W.	Contributing	1900	Queen Anne	Good
816 W.	Outstanding	1850	Greek Revival	Excellent
813/817 W.	Contributing	1890	Classical Revival	Good
821 W.	Contributing	1880	Italianate	Good
825 W.	Contributing	1885	Queen Anne	Good
835 W.	Outstanding	1890	Queen Anne	Excellent
903 W.	Outstanding	1885	Queen Anne/Neo-Jacobean	Excellent
910 W.	Contributing	1915	Mission Style	Good
915/917 W.	Contributing	1880	Second Empire	Excellent
921 W.	Significant	1880	Queen Anne	Excellent
922 W.	Outstanding	1870	Greek Revival	Excellent
926/932 W.	Significant	1920	Romantic-Gothic Revival	Excellent
1002 W.	Contributing	1915	Romantic Revival/Prarie	Good
1009 W.	Significant	1890	Classical Revival	Excellent
1012 W.	Contributing	1880	Queen Anne	Good
1015 W.	Outstanding	1885	Italianate/Colonial Revival	Excellent
1026 W.	Significant	1890	Queen Anne	Good
1102 W.	Outstanding	1865	Greek Revival	Excellent
1103 W.	Significant	1905	Prarie/Romantic Revival	Excellent
1107/1109 W.	Contributing	1920	Romantic Revival	Excellent
1112 W.	Contributing	1870	Vernacular/Classical Revival	Excellent
1115 W.	Outstanding	1894	Neo-Jacobean	Excellent
1116 W.	Significant	1865	Greek Revival	Excellent
1121 W.	Contributing	1880	Italianate	Fair
1122 W.	Significant	1870	Gothic Revival	Excellent
1127 W.	Outstanding	1885	Stick/Neo-Jacobean	Good
1128 W.	Contributing	1930	Romantic Revival	Excellent
1134 W.	Contributing	1890	Queen Anne	Excellent
1206 W.	Contributing	1890	Queen Anne	Good
1209 W.	Contributing	1900	Queen Anne	Good
1210 W.	Contributing	1890	Queen Anne	Fair
1211 W.	Contributing	1915	Basic Box	Excellent
1214 W.	Contributing	1900	Queen Anne	Good
1215 W.	Contributing	1890	Queen Anne	Good
1220 W.	Contributing	1910	Romantic Revival	Excellent
1221 W.	Contributing	1890	Queen Anne	Excellent
1227/1229 W.	Contributing	1910	Modern	Excellent
1230 W.	Contributing	1910	Basic Box	Good
1235 W.	Significant	1905	Queen Anne	Excellent
1239 W.	Contributing	1890	Queen Anne	Good

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Brackenridge				
401 W.	Contributing	1890	Queen Anne	Good
407 W.	Contributing	1890	Queen Anne	Good
409 W.	Contributing	1890	Queen Anne	Good
419 W.	Contributing	1890	Queen Anne	Fair
425 W.	Contributing	1890	Queen Anne	Good
429 W.	Contributing	1890	Queen Anne	Good
433 W.	Contributing	1890	Queen Anne	Fair
441 W.	Contributing	1890	Queen Anne	Good
Broadway				
1006 S.	Contributing	1920	Romantic Revival	Good
1111/1113 S.	Contributing	1885	Italianate	Good
1134 S.	Contributing	1890	Builder	Good
1217 S.	Contributing	1900	Italianate/Commercial	Good
1301 S.	Contributing	1890	Builder	Good
1305/1309 S.	Contributing	1890	Italianate/Commercial	Good
1405 S.	Significant	1915	Romantic Revival	Good
1421 S.	Significant	1900	Gothic Revival	Good
1635 S.	Significant	1920	Neo-Classical	Excellent
1700 S.	Contributing	1920	Vernacular	Good
1828 S.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1844 S.	Contributing	1900	Italianate	Good
1930 S.	Contributing	1920	Neo-Classical	Good
College				
815 S.	Contributing	1880	Builder	Good
915 S.	Contributing	1890	Classical Revival	Good
1113/1115 S.	Contributing	1910	Queen Anne	Good
1729 S.	Contributing	1910	Dutch Colonial	Good
Ewing				
1018 S.	Contributing	1910	Basic Box	Good
1116 S.	Contributing	1890	Italianate	Fair
1118 S.	Contributing	1890	Italianate	Fair
1213 S.	Contributing	1875	Builder	Fair
1301 S.	Contributing	1880	Builder Gothic	Fair
1307 S.	Contributing	1890	Vernacular/Neo-Jacobean	Fair
1309 S.	Contributing	1880	Cottage/Gothic Revival	Fair
1312 S.	Contributing	1900	Italianate	Fair
Fairfield				
916 S.	Contributing	1880	Vernacular/Italianate	Fair
921 S.	Significant	1916	Classical Revival	Excellent
931 S.	Significant	1886	Italianate	Excellent
1124 S.	Contributing	1890	Neo-Jacobean	Fair
1126 S.	Contributing	1890	Neo-Jacobean	Fair
1205 S.	Contributing	1885	Italianate	Good
1236 S.	Contributing	1890	Italianate	Good

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Fulton				
1003/1005 S.	Significant	1880	Georgian Revival	Good
1010 S.	Contributing	1900	Queen Anne	Good
1115 S.	Contributing	1900	Queen Anne	Good
1117 S.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1124 S.	Contributing	1895	Vernacular/Neo-Jacobean	Fair
1215 S.	Contributing	1900	Queen Anne	Excellent
1219 S.	Contributing	1895	Italianate	Good
1225 S.	Contributing	1900	Queen Anne	Good
Garden				
1016 S.	Contributing	1900	Classical Revival	Good
1017 S.	Contributing	1915	Builder	Excellent
1025 S.	Contributing	1890	Queen Anne	Good
Greeley				
812 W.	Contributing	1890	Builder Gothic	Fair
Hendricks				
501 W.	Contributing	1900	Industrial/Classical Revival	Good
516 W.	Contributing	1880	Builder	Good
520 W.	Contributing	1880	Builder	Fair
523 W.	Contributing	1890	Builder Cottage	Good
614 W.	Contributing	1870	Italianate	Good
Jackson				
498 W.	Contributing	1890	Neo-Jacobean	Fair
506 W.	Contributing	1890	Vernacular/Shotgun	Fair
512 W.	Contributing	1890	Vernacular/Shotgun	Fair
516 W.	Contributing	1890	Vernacular/Shotgun	Good
720 W.	Contributing	1885	Queen Anne	Excellent
816 W.	Contributing	1900	Queen Anne	Excellent
916 W.	Contributing	1900	Colonial Revival	Fair
920/922 W.	Contributing	1890	Colonial Revival	Fair
921 W.	Contributing	1915	Queen Anne	Good
1011 W.	Contributing	1880	Neo-Jacobean	Good
1117 W.	Contributing	1915	Basic Box	Good
1302/1304 W.	Contributing	1890	Classical Revival	Good
1310 W.	Contributing	1890	Builder Cottage	Good
1311 W.	Contributing	1900	Builder	Excellent
1314 W.	Contributing	1890	Neo-Jacobean/Builder	Good
1315 W.	Contributing	1900	Builder	Good
1319 W.	Contributing	1880	Builder	Good
Jefferson				
428 W.	Contributing	1860	Greek Revival	Good
803 W.	Contributing	1890	Builder	Good
807 W.	Contributing	1890	Builder	Good
815 W.	Contributing	1880	Italianate	Good

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Jefferson (con'd)				
817 W.	Contributing	1890	Queen Anne	Good
827 W.	Contributing	1870	Builder	Good
829 W.	Contributing	1870	Builder	Good
830 W.	Significant	1860	Greek Revival	Excellent
901 W.	Significant	1868	Gothic Revival	Good
920 W.	Contributing	1890	Builder	Excellent
922 W.	Contributing	1890	Builder	Fair
1001 W.	Contributing	1865	Classical Revival	Good
1011 W.	Contributing	1890	Builder	Good
1013 W.	Contributing	1890	Builder	Good
1023 W.	Significant	1870	Italianate	Excellent
1035 W.	Significant	1870	Italianate	Good
1104 W.	Contributing	1885	Cottage	Fair
1108 W.	Significant	1870	Italianate	Good
1109 W.	Contributing	1890	Builder Cottage	Good
1111 W.	Contributing	1890	Builder/Gothic Revival	Good
1115/1117 W.	Contributing	1890	Queen Anne/Stick	Good
1118 W.	Contributing	1880	Cottage	Good
1121 W.	Contributing	1890	Builder	Good
1122 W.	Contributing	1880	Cottage	Good
1123/1125 W.	Contributing	1890	Queen Anne	Good
1124 W.	Significant	1880	Cottage	Good
1126 W.	Contributing	1880	Italianate	Good
1127 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1133 W.	Contributing	1890	Queen Anne	Fair
1134 W.	Significant	1865	Classical Revival	Good
1201 W.	Contributing	1890	Builder	Good
1204 W.	Contributing	1890	Builder	Good
1211 W.	Contributing	1880	Greek Revival	Good
1216 W.	Contributing	1890	Builder	Good
1219 W.	Contributing	1890	Queen Anne/Stick	Fair
1222 W.	Significant	1880	Classical Revival	Excellent
1225/1229 W.	Contributing	1890	Queen Anne	Fair
1226 W.	Contributing	1880	Italianate	Good
1231 W.	Contributing	1880	Italianate	Fair
1232 W.	Contributing	1875	Greek Revival	Good
1301/1305 W.	Contributing	1910	Basic Box	Good
1302 W.	Contributing	1915	Romanesque Builder	Fair
1309/1311 W.	Contributing	1910	Basic Box	Good
1310 W.	Contributing	1890	Vernacular/Italianate	Fair
1315 W.	Contributing	1900	Cottage	Fair
1321 W.	Contributing	1900	Builder	Good
1324 W.	Contributing	1910	Basic Box	Fair
1326 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1332/1336 W.	Contributing	1915	Romantic Revival	Good
1404 W.	Significant	1920	Colonial Revival	Excellent
1420 W.	Contributing	1920	Colonial Revival	Excellent
1424 W.	Outstanding	1884-5	Federal/Stick	Excellent

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Jones				
1118 W.	Contributing	1900	Builder	Excellent
1320 W.	Contributing	1920	Builder	Good
Lavina				
506 W.	Contributing	1900	Cottage	Good
515 W.	Contributing	1895	Italianate	Good
522 W.	Contributing	1900	Italianate	Fair
525 W.	Contributing	1895	Vernacular/Italianate	Good
603 W.	Contributing	1900	Italianate	Good
605 W.	Contributing	1895	Vernacular/Italianate	Good
608 W.	Contributing	1900	Cottage	Fair
816 W.	Contributing	1880	Builder	Good
824 W.	Contributing	1880	Builder	Fair
908 W.	Contributing	1880	Greek Revival	Excellent
Main				
705 W.	Contributing	1910	Basic Box	Fair
709 W.	Contributing	1890	Classical Revival	Fair
901 W.	Contributing	1890	Classical Revival	Fair
905 W.	Contributing	1890	Classical Revival	Fair
909 W.	Contributing	1890	Builder/Gothic	Fair
913/917 W.	Contributing	1915	Basic Box	Good
933 W.	Contributing	1860	Greek Revival	Fair
Michaels				
729	Contributing	1890	Neo-Jacobean	Fair
741	Contributing	1890	Neo-Jacobean	Fair
Nelson				
816 S.	Contributing	1910	Prairie	Good
820 S.	Contributing	1920	Classical Revival	Good
915 S.	Contributing	1915	Builder	Good
1024 S.	Contributing	1920	Romantic Revival	Excellent
1130 S.	Contributing	1910	Builder	Excellent
Parkview				
911	Contributing	1910	Builder	Good
919	Contributing	1915	Romantic Revival	Good
921	Contributing	1910	Basic Box	Good
925	Contributing	1910	Basic Box	Good
Rockhill				
704 S.	Contributing	1900	Shingle	Good
708 S.	Contributing	1900	Shingle	Good
712 S.	Significant	1885	Classical Revival	Good
714 S.	Contributing	1890	Builder Gothic	Good
715 S.	Contributing	1910	Basic Box	Fair
716 S.	Outstanding	1880	Colonial Revival	Excellent

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Rockhill (cont.)				
810 S.	Contributing	1910	Basic Box	Good
816 S.	Contributing	1910	Queen Anne	Good
818 S.	Contributing	1920	Romantic Revival	Excellent
915 S.	Contributing	1910	Queen Anne	Fair
1018 S.	Contributing	1900	Queen Anne	Good
1020/1022 S.	Contributing	1910	Queen Anne	Good
1113/1115 S.	Contributing	1910	Queen Anne	Fair
1114 S.	Contributing	1915	Basic Box	Good
1118 S.	Contributing	1900	Queen Anne	Good
1125 S.	Contributing	1890	Neo-Jacobean	Fair
1212 S.	Contributing	1880	Gothic Revival	Excellent
1301 S.	Contributing	1880	Builder	Excellent
1303 S.	Contributing	1880	Builder	Good
1321 S.	Contributing	1890	Queen Anne	Excellent
Ross				
409 S.	Contributing	1890	Neo-Jacobean	Fair
415 S.	Contributing	1885	Neo-Jacobean	Good
Stophlet				
1006 W.	Contributing	1900	Neo-Jacobean	Good
1018 W.	Significant	1890	Cottage	Fair
1022 W.	Contributing	1900	Builder/Cottage	Good
1026 W.	Contributing	1900	Builder/Cottage	Good
1105 W.	Contributing	1915	Basic Box	Good
1111 W.	Contributing	1900	Italianate	Good
1204 W.	Contributing	1900	Queen Anne	Good
1222 W.	Contributing	1900	Builder/Cottage	Fair
1223 W.	Contributing	1895	Builder/Cottage	Fair
1231 W.	Contributing	1895	Italianate	Fair
1234 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1240 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1304 W.	Contributing	1900	Builder	Fair
1305 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1309 W.	Contributing	1890	Vernacular/Neo-Jacobean	Fair
1317 W.	Contributing	1900	Builder	Fair
1326 W.	Contributing	1900	Builder	Good
1329 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1330 W.	Contributing	1900	Builder	Fair
1401 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1404 W.	Contributing	1900	Builder	Fair
1428 W.	Contributing	1910	Basic Box	Fair
1443 W.	Contributing	1915	Builder	Fair
Sturgis				
615 W.	Contributing	1890	Builder	Good
617 W.	Contributing	1890	Builder	Good

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Superior				
302 W.	Contributing	1890	Italianate	Fair
515 W.	Contributing	1885	Neo-Jacobean	Fair
616 W.	Significant	1840	Greek Revival	Deteriorating
623 W.	Contributing	1890	Neo-Jacobean	Deteriorating
626 W.	Contributing	1890	Neo-Jacobean	Fair
627 W.	Contributing	1890	Neo-Jacobean	Good
632 W.	Contributing	1880	Gothic Revival/Builder	Good
705 W.	Contributing	1890	Neo-Jacobean	Fair
714 W.	Contributing	1890	Neo-Jacobean	Fair
726 W.	Contributing	1890	Neo-Jacobean	Fair
804 W.	Contributing	1890	Neo-Jacobean	Good
814 W.	Contributing	1890	Neo-Jacobean	Fair
816 W.	Contributing	1890	Vernacular/Shotgun	Fair
817 W.	Contributing	1890	Neo-Jacobean	Good
Swinney				
1046 W.	Contributing	1900	Neo-Jacobean	Fair
1053 W.	Contributing	1900	Builder Gothic	Fair
1117 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1120 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1201 W.	Contributing	1915	Colonial Revival	Good
1204 W.	Contributing	1900	Builder	Good
1218 W.	Contributing	1900	Cottage	Fair
1226 W.	Contributing	1900	Builder	Fair
1232 W.	Contributing	1900	Builder/Cottage	Good
1236 W.	Contributing	1900	Builder	Good
1238 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1302 W.	Contributing	1900	Builder	Fair
1329 W.	Contributing	1900	Vernacular/Neo-Jacobean	Excellent
1408 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1436 W.	Contributing	1900	Builder/Cottage	Fair
1530 W.	Contributing	1910	Basic Box	Fair
Taylor				
1210 W.	Contributing	1900	Builder	Fair
1308 W.	Contributing	1900	Builder	Fair
1318 W.	Contributing	1900	Builder	Good
1320 W.	Contributing	1900	Builder Cottage	Fair
1324 W.	Contributing	1900	Cottage	Fair
1330 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1428 W.	Contributing	1900	Builder	Fair
Thieme				
811 W.	Contributing	1920	Romantic Revival	Good
815 W.	Contributing	1920	Romantic Revival	Good
Union				
714 S.	Contributing	1880	Queen Anne	Good
715 S.	Contributing	1920	Romantic Revival	Excellent

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Union (cont.)				
719 S.	Contributing	1920	Romantic Revival (Gothic)	Excellent
720 S.	Contributing	1910	Builder	Excellent
817 S.	Contributing	1890	Queen Anne	Excellent
820/822 S.	Contributing	1890	Neo-Jacobean	Good
909/911 S.	Contributing	1915	Romantic Revival	Fair
913/915 S.	Contributing	1915	Romantic Revival	Fair
1116 S.	Contributing	1880	Builder	Excellent
1210 S.	Contributing	1880	Colonial Revival	Good
1216 S.	Contributing	1870	Colonial Revival	Fair
1303 S.	Contributing	1900	Builder/Cottage	Good
1310 S.	Contributing	1890	Neo-Jacobean	Excellent
1315 S.	Contributing	1900	Gothic Builder Cottage	Good
1317 S.	Contributing	1900	Gothic Builder Cottage	Good
Van Buren				
1014 S.	Contributing	1880	Greek Revival	Good
1018 S.	Contributing	1880	Queen Anne	Good
1116 S.	Contributing	1910	Queen Anne	Excellent
1216 S.	Contributing	1880	Builder	Fair
Wall				
1207 W.	Contributing	1900	Builder Cottage	Good
1225 W.	Contributing	1900	Builder Cottage	Fair
1241 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1311 W.	Contributing	1900	Builder	Fair
1431 W.	Contributing	1910	Dutch Colonial	Fair
1500 W.	Contributing	1900	Builder Cottage	Deteriorating
Washington				
417 W.	Significant	1870	Classical Revival	Deteriorating
425 W.	Contributing	1920	Commercial	Good
435 W.	Contributing	1930	Commercial	Good
509 W.	Significant	1870	Italianate	Good
511/517 W.	Contributing	1890	Queen Anne	Good
623 W.	Contributing	1890	Builder	Good
731 W.	Significant	1882/1928	Georgian	Excellent
734 W.	Contributing	1885	Colonial Revival	Good
802/804 W.	Contributing	1890	Queen Anne	Excellent
805 W.	Contributing	1885	Greek Revival	Good
807 W.	Contributing	1890	Builder	Fair
810/812 W.	Contributing	1890	Italianate	Good
816 W.	Contributing	1890	Vernacular/Italianate	Good
824 W.	Contributing	1900	Builder	Good
825 W.	Contributing	1890	Builder	Fair
830 W.	Contributing	1885	Vernacular/Neo-Jacobean	Fair
831 W.	Contributing	1890	Vernacular/Italianate	Fair
834 W.	Contributing	1890	Vernacular/Neo-Jacobean	Fair
836 W.	Contributing	1910	Basic Box	Good

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Washington (cont.)				
902 W.	Significant	1900	Queen Anne	Good
912 W.	Contributing	1890	Queen Anne	Fair
916 W.	Contributing	1910	Prairie	Fair
919 W.	Contributing	1890	Stick	Fair
920/924 W.	Contributing	1895	Gothic Revival	Fair
1004 W.	Contributing	1910	Prairie	Fair
1012	Contributing	1890	Builder	Fair
1018	Contributing	1910	Builder	Fair
1020	Contributing	1900	Queen Anne	Good
1026	Contributing	1885	Italianate	Good
1030	Contributing	1890	Builder Gothic	Fair
1032 W.	Contributing	1895	Queen Anne	Good
1102 W.	Significant	1885	Queen Anne	Good
1110 W.	Contributing	1900	Queen Anne	Good
1115 W.	Contributing	1900	Builder	Good
1116 W.	Contributing	1890	Neo-Jacobean	Good
1122 W.	Contributing	1885	Italianate	Good
1123 W.	Contributing	1900	Colonial Revival	Good
1125 W.	Contributing	1920	Romantic Revival	Excellent
1128 W.	Contributing	1890	Queen Anne	Good
1133 W.	Significant	1880	Classical Revival	Excellent
1202 W.	Significant	1885	Queen Anne	Excellent
1207 W.	Contributing	1905	Colonial Revival	Excellent
1210 W.	Contributing	1890	Italianate	Good
1213 W.	Contributing	1890	Queen Anne	Good
1218 W.	Outstanding	1880	Italianate	Excellent
1222 W.	Contributing	1890	Italianate	Good
1231 W.	Contributing	1885	Vernacular/Italianate	Fair
1240 W.	Contributing	1890	Italianate	Good
1241 W.	Contributing	1910	Classical Revival	Good
1301 W.	Contributing	1890	Queen Anne	Good
1302 W.	Contributing	1890	Colonial Revival (Federal)	Good
1303 W.	Contributing	1890	Builder Gothic	Fair
1308 W.	Contributing	1890	Italianate	Good
1311 W.	Contributing	1900	Queen Anne	Fair
1312 W.	Contributing	1890	Italianate	Good
1314 W.	Contributing	1890	Italianate	Good
1317 W.	Contributing	1900	Vernacular/Neo-Jacobean	Good
1318 W.	Contributing	1890	Italianate	Good
1320 W.	Contributing	1900	Queen Anne	Fair
1325 W.	Contributing	1890	Builder Gothic	Fair
1333 W.	Contributing	1900	Vernacular/Neo-Jacobean	Fair
1404 W.	Contributing	1915	Colonial Revival	Good
1415 W.	Significant	1915	Romantic Revival	Excellent
Wayne				
404 W.	Significant	1920	Romantic Revival	Excellent
417 W.	Significant	1924	Romantic Revival	Excellent

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Wayne (cont.)				
420 W.	Outstanding	1885	Richardsonian Romanesque	Excellent
434 W.	Contributing	1900	Queen Anne/Basic Box	Excellent
500/502 W.	Contributing	1916	Classical Revival	Excellent
503 W.	Outstanding	1885	Victorian Romanesque	Excellent
511 W.	Significant	1870	Italianate	Excellent
515 W.	Significant	1880	Classical Revival	Excellent
521 W.	Outstanding	1860	Gothic Revival	Excellent
601 W.	Contributing	1870	Italianate	Good
604 W.	Outstanding	1865	Italianate	Excellent
609/611 W.	Contributing	1880	Greek Revival	Fair
633 W.	Significant	1870	Greek Revival	Excellent
634 W.	Outstanding	1885	Richardsonian Romanesque	Good
701 W.	Significant	1860	Gothic Revival	Excellent
702 W.	Significant	1890	Queen Anne/Classical Revival	Good
710 W.	Significant	1890	Classical Revival	Good
718 W.	Contributing	1880	Italianate	Good
719 W.	Contributing	1910	Builder	Good
720/722 W.	Contributing	1890	Classical Revival	Good
721 W.	Outstanding	1885	Richardsonian Romanesque	Excellent
730 W.	Significant	1890	Queen Anne	Excellent
734 W.	Significant	1900	Classical Revival	Excellent
802 W.	Outstanding	1880	Italianate Villa	Excellent
805 W.	Significant	1885	Chateausque	Excellent
807 W.	Contributing	1880	Italianate	Good
809 W.	Contributing	1890	Builder	Good
815/817 W.	Significant	1900	Queen Anne	Excellent
820 W.	Contributing	1880	Italianate	Good
821 W.	Contributing	1885	Classical Revival	Good
825/827 W.	Significant	1885	Queen Anne	Excellent
830 W.	Contributing	1890	Classical Revival	Excellent
832 W.	Outstanding	1890	Victorian Romanesque	Excellent
835 W.	Contributing	1930	Romantic Revival	Excellent
901 W.	Contributing	1885	Builder/Classical Revival	Good
902 W.	Significant	1910	Prairie/Romantic Revival	Excellent
909 W.	Contributing	1885	Italianate Villa	Good
914 W.	Contributing	1890	Queen Anne	Deteriorating
915 W.	Significant	1890	Queen Anne	Excellent
924 W.	Outstanding	1890	Queen Anne/Stick	Excellent
1004 W.	Contributing	1920	Basic Box	Good
1005 W.	Contributing	1885	Queen Anne	Fair
1010 W.	Contributing	1890	Builder	Fair
1011 W.	Significant	1885	Queen Anne	Good
1017 W.	Contributing	1890	Queen Anne	Good
1020 W.	Contributing	1870	Classical Revival	Fair
1021 W.	Contributing	1890	Builder	Good
1025 W.	Contributing	1890	Builder	Good
1029 W.	Contributing	1870	Classical Revival	Good
1030 W.	Significant	1890	Queen Anne	Good
1104 W.	Significant	1890	Queen Anne	Excellent

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Wayne (cont.)				
1109 W.	Contributing	1880	Builder Gothic	Excellent
1110 W.	Contributing	1890	Classical Revival	Good
1114 W.	Significant	1880	Italianate	Excellent
1115 W.	Contributing	1880	Classical Revival	Good
1122 W.	Significant	1885	Queen Anne	Excellent
1123 W.	Contributing	1890	Queen Anne	Good
1127 W.	Contributing	1890	Classical Revival	Good
1128 W.	Outstanding	1885	Queen Anne	Excellent
1202 W.	Outstanding	1906	Richardsonian Romanesque	Excellent
1203 W.	Significant	1885	Georgian Revival	Excellent
1209 W.	Significant	1890	Classical Revival	Excellent
1210 W.	Significant	1920	Romantic Revival	Excellent
1213 W.	Significant	1910	Queen Anne	Excellent
1216 W.	Significant	1900	Colonial Revival	Excellent
1220 W.	Contributing	1920	Builder	Excellent
1221 W.	Significant	1900	Classical Revival	Excellent
1223 W.	Significant	1920	Romantic Revival	Fair
1226 W.	Contributing	1915	Colonial Revival	Good
1227/1237 W.	Significant	1890	Richardsonian Romanesque	Good
1228 W.	Contributing	1925	Colonial Revival	Excellent
1232 W.	Contributing	1925	Colonial Revival	Excellent
1238 W.	Significant	1920	Stick	Excellent
1301/1303 W.	Contributing	1920	Romantic Revival	Excellent
1302 W.	Contributing	1920	Builder	Good
1308 W.	Contributing	1910	Queen Anne	Good
1314 W.	Contributing	1915	Builder	Good
1316 W.	Contributing	1815	Colonial Revival	Excellent
1317 W.	Contributing	1915	Colonial Revival	Good
1320 W.	Contributing	1920	Basic Box	Fair
1328 W.	Contributing	1920	Basic Box	Excellent
1337 W.	Significant	1915	Classical Revival	Excellent
Wilt				
823 W.	Contributing	1890	Builder	Good
829 W.	Contributing	1880	Builder	Good
901 W.	Significant	1880	Builder	Good
909 W.	Contributing	1890	Builder	Good
910 W.	Contributing	1890	Classical Revival	Good
911 W.	Contributing	1890	Builder	Good
915/917 W.	Contributing	1870	Federal	Fair
919 W.	Contributing	1890	Builder	Good
923 W.	Contributing	1890	Builder	Good
1001 W.	Contributing	1890	Builder	Good
1013 W.	Contributing	1880	Stick Cottage	Good
1014 W.	Contributing	1890	Builder	Good
1015 W.	Contributing	1890	Builder	Good
1018 W.	Contributing	1890	Builder	Good
1019 W.	Significant	1890	Builder	Excellent
1023 W.	Contributing	1890	Builder	Fair

<u>ADDRESS</u>	<u>RATING</u>	<u>ESTIMATED DATE OF CONSTRUCTION</u>	<u>ARCHITECTURAL STYLE</u>	<u>EXTERIOR CONDITION</u>
Wilt (cont.)				
1024 W.	Contributing	1890	Builder	Good
1025 W.	Contributing	1890	Builder	Excellent
1029 W.	Contributing	1890	Neo-Jacobean/Builder	Excellent
1030 W.	Contributing	1880	Builder	Excellent
1034 W.	Contributing	1880	Builder	Fair
1101 W.	Contributing	1880	Builder/Gothic	Good
1107 W.	Contributing	1890	Queen Anne	Fair
1110 W.	Contributing	1880	Builder	Fair
1111 W.	Contributing	1880	Colonial Revival	Good
1114 W.	Contributing	1915	Basic Box	Fair
1117 W.	Contributing	1880	Greek Revival	Good
1125 W.	Contributing	1880	Greek Revival	Good
1135 W.	Contributing	1880	Greek Revival	Good
1136/1138 W.	Contributing	1880	Greek Revival	Fair
1210 W.	Contributing	1880	Colonial Revival (Federal)	Fair
1218/1220 W.	Contributing	1910	Queen Anne	Good

Phenie at Taylor - Essex Smoke Stack

FT. WAYNE HISTORIC PRESERVATION DISTRICT ORDINANCE

ARTICLE IX. HISTORICAL DISTRICTS

Section 33-33. PURPOSES

In order to promote the economic and general welfare of the citizens of Fort Wayne and to insure the harmonious, orderly, and efficient growth and development of the municipality, it is deemed essential by the City of Fort Wayne that the qualities relating to the history of the City and a harmonious outward appearance of structures which support and enhance property values and attract residents be preserved. Some of these qualities are the continued existence and preservation of historic areas and buildings, the continued construction, reconstruction, and remodeling of buildings in the historic styles and a general harmony as to style, form, proportion, texture, and material between the buildings of historic design and those of more modern design. This purpose is advanced through the preservation and protection of the historically or architecturally worthy structures which impart a distinct aspect to the City and which serve as visible reminders of the historic heritage of the City. A Historic District shall apply to the parcel(s) so designated and any structure(s) or appurtenances found thereon. Although this ordinance does not directly relate to the procedures for designation of a structure or area on the National Register of Historic Places, coordination between this ordinance and the National Register's procedures is strongly encouraged.

Section 33-34. DEFINITIONS

A. Review Board - Fort Wayne Historic Preservation Review Board.

B. Certificate of Appropriateness - A certificate issued by the Zoning Enforcement Officer stating that the occupancy, use, or alteration of land, building, or structure in a Historic District referred to therein complies with the provisions of this chapter.

C. Commission - Fort Wayne City Plan Commission

D. Demolition - The razing of any exterior architectural feature or structure, including its ruining by neglect of necessary maintenance and repairs, or either.

E. Demolition Permit - A permit which authorizes the razing of any exterior architectural feature or structure.

F. Economically Unfeasible - A cost in excess of anticipated return, considering all viable alternatives.

G. Emergency Repair - Replacement of any external component of a primary structure, which if delayed could cause severe damage to the other components of the structure or which would prohibit adequate protection from the weather elements and thus jeopardize the health, welfare, or safety of the occupants.

H. Form - The shape and structure of something as distinguished from its material.

I. Improvement - Any place, structure, building, fixture, or man-made object which in whole or part constitutes a visually significant exterior physical betterment, adornment, or enhancement of any real property.

J. Landmark - Any physical feature or improvement designed by the City Council as such, which in whole or part has historical, social, cultural, architectural, or aesthetic significance to the City and has been in existence for no fewer than fifty (50) years.

K. Material - Matter that has qualities which give it individuality and by which it may be categorized.

L. Overlay District - A district which imposes requirements in addition to the regulations of the underlying zoning district.

M. Physically Unfeasible - Lack of existence of labor, material and/or techniques to perform the work.

N. Planning Department - The Department of Community Development and Planning or such person authorized.

O. Proportion - Harmonious relation of parts to each other or the whole.

P. Site Improvement - All or any of the landscaping, planting, paving, steps, fencing, masonry walls, and other significant attributing features on the site of any structure.

Q. Style - A manner of expression characteristic of an individual, period, school, or nation.

R. Texture - The visual or physical surface characteristics and appearance of a structure.

Section 33-35. CREATION OF THE HISTORIC PRESERVATION REVIEW BOARD

A. The Review Board shall consist of seven (7) members. The voting members shall be appointed by the Mayor of the City of Fort Wayne and approved by the Fort Wayne City Council. One member must have Indiana architectural certification, one member shall be a Real Estate Broker, one member shall be a contractor licensed by the Fort Wayne/Allen County Building Department, one member shall be a professional historian, and three members shall be chosen from the community-at-large. Voting members shall each serve for staggered terms of three (3) years; however, the initial terms of members may be for one (1) year, two (2) years, or three (3) years in order for the terms to be staggered. A vacancy shall be filled through appointment by the Mayor for the duration of the unexpired term and approved

by the Fort Wayne City Council. No members shall be employed by the City of Fort Wayne. Members must be residents of the City of Fort Wayne who have demonstrated an interest in the preservation and development of historic buildings and areas.

B. Members of the Review Board shall serve without compensation but shall be paid for reasonable expenses incurred in the performance of their duties.

C. The Review Board shall elect from its membership a Chairperson, Vice-Chairperson, and Secretary who shall serve for one (1) year and who may be reelected. The Review Board shall adopt rules for the transaction of its business not inconsistent with this Section. The rules must include the time and place of regular meetings and a procedure for the calling of special meetings. All scheduled meetings of the Review Board must be open to the public and a public record shall be kept of the Review Board's resolutions, proceedings, and actions. The secretary shall be responsible for the maintenance of the Review Board's records.

D. Any official action of the Review Board requires a consensus of a majority of the members. For the Review Board to take action, a quorum of four (4) members must be present.

E. The Review Board shall hold regular meetings, at least monthly, except when it has no business.

F. Each official of the governmental unit who has responsibility for building inspection, building permits, planning, or zoning shall provide such technical, administrative, and clerical assistance as may be requested by the Review Board.

Section 33-36. ESTABLISHMENT AND REGULATION OF HISTORIC PRESERVATION DISTRICTS.

A. The City Council may by ordinance establish, amend, or rescind one or more areas or structures of the city as Historic Preservation Districts, in accordance with the procedures and standards stated in this Article. A Historic Preservation District is subject to the regulations and restrictions imposed by this Article as well as other Articles of this Ordinance. A Historic Preservation District applies to areas or structures so established and any appurtenances therein or thereto.

B. Amendments may be initiated by a petition from the Plan Commission, or by the owners of 50% or more of the area involved in the petition. Petitions shall be filed in the Planning Department on the form prescribed by the Plan Commission.

C. Upon receipt by the Review Board, such application shall be forwarded to the Planning Department, which shall investigate the property which is the subject of such application and shall prepare a written report for the Review Board.

D. At the next regularly scheduled meeting of the Review Board following its receipt of the Planning Department's report, such application shall be considered by said Review Board, which shall recommend to the Plan Commission within 180 days:

- (1) that such application be approved as submitted or as modified by that Review Board, or,
- (2) that action be deferred, or,
- (3) that such application shall be denied.

E. The Plan Commission shall hold a public hearing on such petition and recommendation by the Review Board. At least ten (10) days prior to the date set for such hearing, the Plan Commission shall publish in a newspaper of general circulation in the City, a notice of time and place of such hearing. Following such hearing, the Plan Commission shall consider such petition and shall recommend to the City Council:

- (1) that such petition be approved, as submitted or as modified by the Plan Commission, or,
- (2) that action be deferred, or
- (3) that such petition be denied.

F. Thereafter, an ordinance relative to such petitions shall be prepared and submitted to the City Council, which shall proceed with the consideration of such proposed ordinance in the same manner and subject to the same voting requirements as would apply in the case of an ordinance to rezone land, provided that the City Council may amend such proposed ordinance prior to its adoption in any manner it may deem necessary to accomplish the purposes of this section.

G. A Historic Preservation District shall not be established unless the proposed area or structure is consistent with the purposes of this Article and one or more of the following standards.

- (1) The presence of one or more styles of architecture: (a) reflecting one or more historical periods; (b) having a unique significance, interest, importance, or value, or; (c) in danger of becoming extinct.
- (2) The presence of one or more structures or structural features which are of historical, social, cultural, architectural, or aesthetic significance, interest, importance, or value.
- (3) The presence of a distinct historic interest of a local, state, or national character.

Section 33-37. CERTIFICATES OF APPROPRIATENESS

A. In Historic Districts no exterior portion of any structure, (including walls, fences, light fixtures, colors, steps, and parking lots or other appurtenant features) utility or sign, shall be erected, altered, restored, moved, or demolished until an application for a Certificate of Appropriateness has been submitted to and approved by the Review Board.

B. Nothing in this Article shall be construed to prevent the ordinary repairs and maintenance of any such structure.

C. An application for a Certificate of Appropriateness shall be filed in the Planning Department on the form prescribed by the Review Board. Within ten (10) days of receipt, such application shall be forwarded to the Review Board for consideration. The Review Board or Planning Department may require submission of such reports and exhibits as are reasonably necessary in making a determination as to appropriateness. For construction, alteration, or renovation in Historic Districts, the Review Board shall consider an application for a Certificate of Appropriateness within thirty (30) days following the receipt of the application.

D. A Certificate of Appropriateness shall not be issued unless the Review Board finds that the proposed work is appropriate and consistent with the purposes of this Article and after considering the following standards:

(1) The effect of the proposed work in creating, changing, destroying, or affecting the exterior architectural features of the structure upon which such work is to be done,

(2) The relationship between such exterior architectural features, together with such effects, and the exterior architectural features of the structure,

(3) The relationship between the results of such work and the exterior architectural features of any other neighboring structures in such district,

(4) The effects of such work upon the preservation, protection, enhancement, perpetuation, and use of the structure.

In appraising such effects and relationships, the factors of historical, social, cultural, architectural, and aesthetic significance, interest, importance, and values, and architectural style, design, arrangement, texture, material, and color shall be considered. The Review Board may adopt other criteria to follow in the review of applications for Certificate of Appropriateness as it deems appropriate.

E. In the event the Building Department, the Fire Department, the City/County Health Department, or any agency of the City/County, or any Court having jurisdiction thereof, (a) shall determine that a struc-

ture or any part thereof within a Historic Preservation District is hazardous or dangerous to the health and safety of persons or to property, and, (b) having authority to do so, shall order the construction, reconstruction, alteration, or demolition of any such structure, or part thereof to correct the conditions determined to be hazardous or dangerous, nothing in this Article shall be so construed as making it unlawful for any person without the prior issuance of a Certificate of Appropriateness to comply with such order to the extent that such compliance corrects the conditions so determined to be hazardous or dangerous, (c) any agency of the City issuing such an order shall make every effort to insure that the construction, reconstruction, alteration, or demolition is accomplished in keeping with the spirit of this ordinance whenever possible.

F. Any agency of the City issuing such an order shall give the Review Board notice of its order or proposed order. No agency of the City shall issue such an order to any person not having a Certificate of Appropriateness for such work within a Historic Preservation District when there is sufficient time to apply for and obtain a Certificate of Appropriateness nor issue such an order for work which would be more than necessary to correct such hazardous or dangerous conditions.

G. For demolition within a Historic Preservation District such application for a Certificate of Appropriateness shall be filed with the Planning Department on the form prescribed by the Review Board. Within ten (10) days of receipt, such application shall be scheduled with the Review Board for consideration. The Review Board or Planning Department may require submission of such reports and exhibits as are reasonably necessary in making a determination as to appropriateness. A demolition permit shall not be issued until the Review Board takes one of the following actions:

(1) If preservation is found to be physically or economically unfeasible, the Review Board shall authorize issuance of a demolition permit.

(2) If preservation is found to be physically or economically feasible, the Review Board shall delay such action for a period not to exceed one (1) year, during which time it shall take whatever public or private action is within its power leading to preservation.

If after sixty (60) days the Review Board has not taken final action, the City-County Building Department may treat such application as though demolition has been authorized by the Review Board. Notice shall be posted on the premises of the building or structure proposed for demolition in a location clearly visible from the street. In addition, notice shall be published in a newspaper of general local circulation at least three (3) times prior to demolition, the final notice of which shall be not less than fifteen (15) days prior to the date of the permit, and the first notice of which shall be published no more than fifteen (15) days after the application for a permit to demolish is filed. The purpose of this section is to preserve historic buildings which are important to the education, culture, traditions, and the economic values of the governmental unit, interested persons, historical societies, or organizations the opportunity

to acquire or to arrange for the preservation of such buildings. The Review Board may at any time during such stay approve a Certificate of Appropriateness in which event a permit shall be issued without further delay and demolition may proceed.

H. Any person or party aggrieved by a decision made by the Historic Preservation Review Board upon an application for Certification of Appropriateness shall be entitled to a review thereof by the Board of Zoning Appeals of the City in accordance with the provisions of this Section. Such review may be had by filing a petition for review with the Board of Zoning Appeals within fifteen (15) days after receipt of notice that such determination is made by the Historic Preservation Review Board. The Board of Zoning Appeals shall consider such petition and shall limit its review to whether the decision is arbitrary, capricious, an abuse of discretion, or otherwise not in accordance with law. The Board of Zoning Appeals may affirm, remand, or reverse its decision. Any person or party aggrieved by the decision and the order of the Board of Zoning Appeals may appeal to the Allen Circuit Court or Allen Superior Court within thirty (30) days after the date of the decision and the order of the Board of Zoning Appeals pursuant to Indiana law as provided in such cases.

Section 33-38. PRE-EXISTING HISTORIC DISTRICTS

In accordance with this section, the original amended maps shall designate previous Historic Districts approved by City Council as part and subject to this ordinance.

Section 33-39. ENFORCEMENT AND PENALTIES

The procedure for enforcement of this article shall follow Article V, Section 23 and 25 of this ordinance.

Section 33-40. SAVING CLAUSE

The enactment of this chapter shall not affect or prevent the prosecution or punishment of any person for any act done or committed in violation of any ordinance or part or provision of any chapter of the Municipal Code of the City of Fort Wayne, Indiana, 1946, prior to the taking effect of this chapter.



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

31 July 1981

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

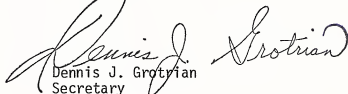
Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-81-06-04

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
31st day of July 1981.


Dennis J. Grotzian
Secretary



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

31 July 1981

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a copy of a resolution pertaining to one (1) zoning ordinance amendment acted upon by the City Plan Commission at their regular meeting held July 27, 1981. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance involved.

1. Bill No. Z-81-06-04
2. From R-2 to R-3
3. Intended Use: Expansion of a legal non-conforming use as a professional office.
4. Plan Commission Recommendation: DO NOT PASS

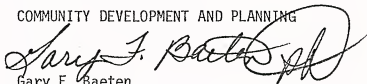
This ordinance received a DO NOT PASS recommendation for the following reason:

REASON: This request could establish an undesirable precedent by encouraging future encroachment into a very stable residential neighborhood.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT AND PLANNING


Gary F. Baeten
Senior Planner

GFB:pb

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on June 9, 1981, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-06-04; and,

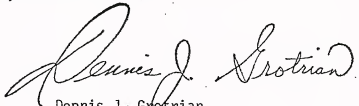
WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 20, 1981;

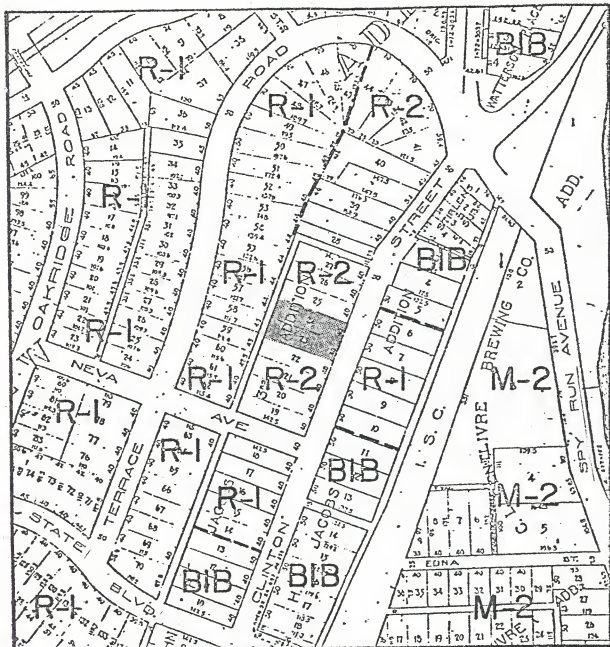
NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO NOT PASS for the reasons that no need has been shown for the Land Use Plan to be amended, the amendment will not be in the best interest of and benefit to the area involved and of and to the City, and the amendment will be detrimental to and conflicts with the overall City Plan; and,

BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 27, 1981.

Certified and signed this
31st day of July 1981.



Dennis J. Grotian
Secretary



 ZONING RECLASSIFICATION FROM AN R-2 TO AN R-3 DISTRICT.

MAP NO. M-18

Z-81-06-04

BY G.R. LAX 5-19-81





THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

31 July 1981

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

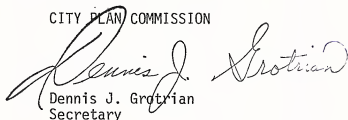
Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

BILL NO. Z-81-07-14

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
31st day of July 1981.


Dennis J. Grotzian
Secretary



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

31 July 1981

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to a zoning ordinance amendment acted upon by the City Plan Commission at their meeting held July 27, 1981. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance:

1. Bill No. Z-81-07-14
2. From RB to B-1-B
3. Intended Use: Family Restaurant
4. Plan Commission Recommendation: DO PASS

This ordinance received a DO PASS recommendation for the following reason:

REASON: Conditions in the area have changed since the original zoning was established, there have been three Interchange Access Districts approved at the intersection of Washington Center Road and Coldwater Road. This request represents a logical extension of the present commercial development.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT AND PLANNING

Gary F. Baeten *ph*

Gary F. Baeten
Senior Planner

GFB:pb

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 14, 1981, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-07-14; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 20, 1981;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall City Plan;

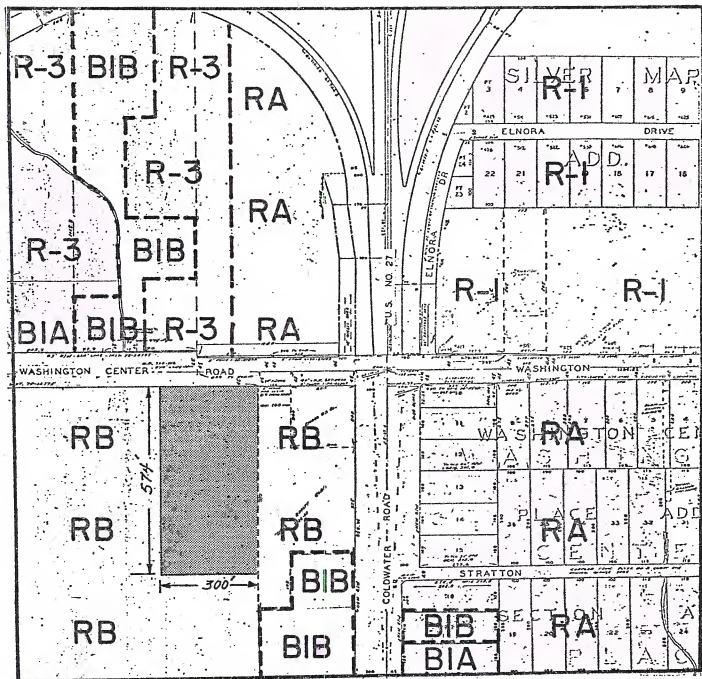
BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 27, 1981.

Certified and signed this
31st day of July 1981.

A handwritten signature in cursive script, reading "Dennis J. Grotrian". The signature is written in dark ink and is positioned above the printed name and title.

Dennis J. Grotrian
Secretary



 ZONING RECLASSIFICATION FROM AN RB TO A BIB DISTRICT.

Z-81-07-14

MAP NO. M-34

BY G.R. LAX 6-12-81





THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

31 July 1981

COMMUNICATIONS FROM THE CITY PLAN COMMISSION

The Common Council of the
City of Fort Wayne
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:


Attached hereto is the recommendation of the City Plan Commission on one (1) ordinance concerning the amendment of the Zoning Ordinance (General Ordinance No. G-06-80, amending Chapter 33 of the Municipal Code of the City of Fort Wayne, Indiana, 1946). The proposed ordinance is designated as:

Bill No. Z-81-07-16

Respectfully submitted,

CITY PLAN COMMISSION

Certified and signed this
31st day of July 1981.


Dennis J. Grotian
Secretary



THE CITY OF FORT WAYNE

CITY-COUNTY BUILDING • ONE MAIN STREET • FORT WAYNE, INDIANA 46802

city plan commission

31 July 1981

Members of the Common Council
City-County Building
One Main Street
Fort Wayne, IN 46802

Gentlemen and Mrs. Schmidt:

Attached hereto is a resolution pertaining to a zoning ordinance amendment acted upon by the City Plan Commission at their meeting held July 27, 1981. In addition to the reasons outlined in the resolution, the following are additional remarks pertaining to the ordinance:

1. Bill No. Z-81-07-16
2. From B-2 Symbol to a B-2-C District, Metropolitan Shopping Center
3. Intended Use: Gateway to the Uncommons
4. Plan Commission Recommendation: DO PASS

This ordinance received a DO PASS recommendation for the following reason:

REASON: This petition will reclassify the Shopping Center from the old B2 to the recently approved B-2-C Metropolitan Shopping Center District.

If there are any questions with regard to this ordinance, please feel free to call on us.

Respectfully submitted,

COMMUNITY DEVELOPMENT AND PLANNING

Gary F. Baeten
Gary F. Baeten
Senior Planner

GFB:pb

RESOLUTION OF ZONING ORDINANCE AMENDMENT RECOMMENDATION

WHEREAS, the Common Council of the City of Fort Wayne, Indiana, on July 14, 1981, referred a proposed zoning map amendment to the City Plan Commission which proposed ordinance was designated as Bill No. Z-81-07-16; and,

WHEREAS, the required notice of public hearing on such proposed ordinance has been published as required by law; and,

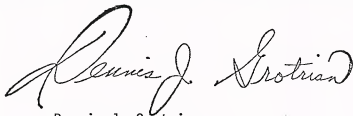
WHEREAS, the City Plan Commission conducted a public hearing on such proposed ordinance on July 20, 1981;

NOW THEREFORE, BE IT RESOLVED that the City Plan Commission does hereby recommend that such proposed ordinance DO PASS for the reasons that a need has been shown for the Land Use Plan to be amended, the amendment will be in the best interest of and benefit to the area involved and of and to the City, and the amendment will not be detrimental to and does not conflict with the overall City Plan;

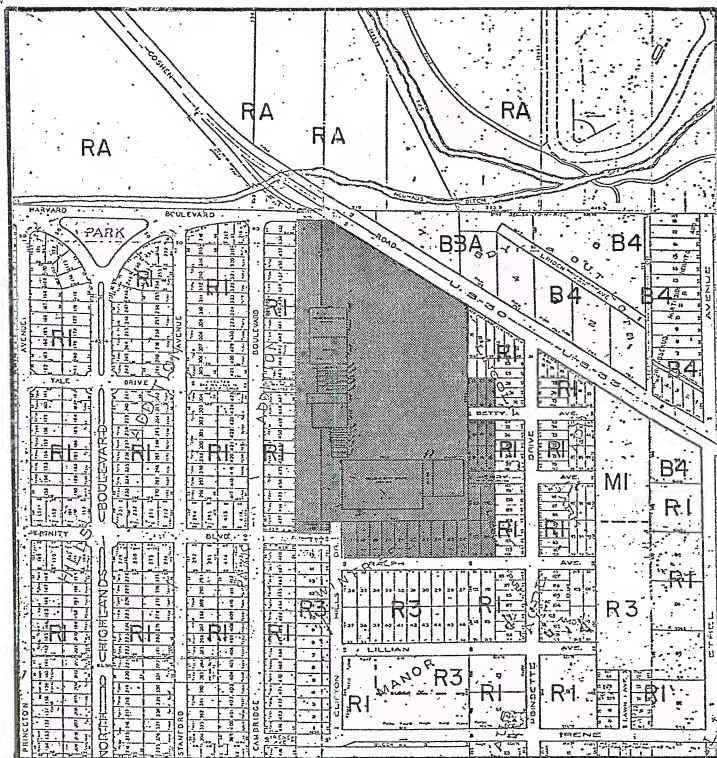
BE IT FURTHER RESOLVED that the Secretary is hereby directed to present a copy of this resolution to the Common Council at its next regular meeting.

This is to certify that the above is a true and exact copy of a resolution adopted at the meeting of the Fort Wayne City Plan Commission held July 27, 1981.

Certified and signed this
31st day of July 1981.

A handwritten signature in dark ink, reading "Dennis J. Grotrian". The signature is fluid and cursive, with the first name "Dennis" and last name "Grotrian" clearly legible.

Dennis J. Grotrian
Secretary



Request to Rezone from a "B2" Shopping center symbol to "B2C" Shopping center zoning

Map No. K-18

Z-81-07-16



President of the Common Council
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Number: 53/81/D

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolution a matter of record and
incorporate it into the minutes of the next Common Council
Meeting.

Respectfully submitted,



Nick Palermo, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 53/81/D)

I hereby certify that I did this 24th day of July, 1981 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana respectively, a copy of the within Regulatory Resolution No. 53/81/D of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1974.


CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 53/81 /D

(Adopted July 24, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make regulations to carry out its delegated authority thereunder; and,

WHEREAS, Section 14 of said chapter delegates to this Board authority to PREFERENTIAL INTERSECTION (DELEGATED)

_____ ; and,

WHEREAS, the City Traffic Engineer has, by written memorandum dated July 23, 1981, submitted to this Board his advice with regard to the regulation hereinafter adopted, which written memorandum is on file in the office of this Board:

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA

That, pursuant to the authority delegated to this Board by Section 14 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974, it is hereby ordered, effective

July 24, 1981, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:
PREFERENTIAL INTERSECTION (DELEGATED)

Bethany Lane -- preferential -- at Bittersweet Dr.

Lexington Ave. -- preferential -- at Maxine Dr.

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Number: 54/81/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolution a matter of record and
incorporate it into the minutes of the next Common Council
Meeting.

Respectfully submitted,




Nick Palermo, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 54/81/E)

I hereby certify that I did this 28th day of July, 19 81 deliver to each, the City Traffic Engineer, the Chief of Police, the City Attorney, the City Clerk and the President of the Common Council of the City of Fort Wayne, Indiana, respectively, a copy of the within Regulatory Resolution No. 54/81/ E of the Board of Public Safety of the City of Fort Wayne, duly certified by me as Chairman of said Board, in accordance with the provisions of Section 17-4 of Chapter 17, of the Code of the City of Fort Wayne, Indiana 1974.



CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 54/81/E
(Adopted July 28, 19 81)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 32/81/E: NO PARKING

(EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated July 28, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

July 28, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

NO PARKING (EMERGENCY)

Wells St. -- west side -- from Fairmount Pl. to 75' north of High St.

Wells St. -- east side -- from First St. to Second St.

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolutions Numbers: 55/81/E
56/81/E
57/81/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolution a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully submitted,



Nick Palermo, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 55/81/E
56/81/E)
57/81/E

I hereby certify that I did this 31st day of
July, 1981 deliver to each, the City Traffic
Engineer, the Chief of Police, the City Attorney, the City
Clerk and the President of the Common Council of the City
of Fort Wayne, Indiana respectively, a copy of the within
Regulatory Resolution No. 55/81/E
56/81/E of the Board of Public
Safety of the City of Fort Wayne, duly certified by me as
Chairman of said Board, in accordance with the provisions
of Section 17-4 of Chapter 17, of the Code of the City of
Fort Wayne, Indiana 1974.



CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 55/81/E

(Adopted July 31, 19 81)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to 90 MINUTE PARKING 8 A.M. to 6 P.M. (EMERGENCY) and

DELETE: NO PARKING (EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated July 30, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

July 31, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

90 MINUTE PARKING 8 A.M. to 6 P.M. (EMERGENCY)

Wells St. -- east side -- from 85' north of Superior St. to Wood Ave.
Wells St. -- both sides -- from Conrail Railroad Crossing to Ewing St.

DELETE:

NO PARKING (EMERGENCY)

Wells St. -- east side -- from 85' north of Superior St. to Wood Ave.
Wells St. -- both sides -- from Conrail Railroad Crossing to Ewing St.

REGULATORY RESOLUTION NO. 56/81/E

(Adopted July 31, 19 81)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to NO PARKING (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated July 30, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

July 31, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

NO PARKING

(EMERGENCY)

Lower Huntington Rd. -- south side -- from Elzey St. east to the
N & W Railroad Crossing

REGULATORY RESOLUTION NO. 57/81/E
(Adopted July 31, 1981)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 33/81/E: 2 HOUR

PARKING 8 A.M. to 6 P.M. (EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated July 31, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

July 31, 1981, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

2 HOUR PARKING 8 A.M. to 6 P.M. (EMERGENCY)

Brackenridge St. -- north side -- from Harrison St. to 60' west thereof

President of the Common Council
City of Fort Wayne, Indiana

Gentlemen:

Attached herewith are authenticated copies of the Board of
Public Safety Regulatory Resolution Numbers: 58/81/E
59/81/E

For the purpose of enforcement, please make this communication
and the attached Regulatory Resolution a matter of record and
incorporate them into the minutes of the next Common Council
Meeting.

Respectfully submitted,




Nick Palermo, Chairman
Board of Public Safety

R E T U R N C E R T I F I C A T E

(Regulatory Resolution No. 58/81/E)
59/81/E

I hereby certify that I did this 4th day of
August, 19 81 deliver to each, the City Traffic
Engineer, the Chief of Police, the City Attorney, the City
Clerk and the President of the Common Council of the City
of Fort Wayne, Indiana respectively, a copy of the within
Regulatory Resolution No. 58/81/E of the Board of Public
59/81/E
Safety of the City of Fort Wayne, duly certified by me as
Chairman of said Board, in accordance with the provisions
of Section 17-4 of Chapter 17, of the Code of the City of
Fort Wayne, Indiana 1974.



CHAIRMAN, Board of Public Safety

REGULATORY RESOLUTION NO. 58/81/E

(Adopted August 4, 19 81)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with regard to RENEW & EXTEND REG. RES. 35/81/E: STOP INTERSECTION
(EMERGENCY)

_____: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated August 3, 1981, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

August 4, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

STOP INTERSECTION (EMERGENCY)

Birchwood Ave. -- stop -- for Schele Ave.

REGULATORY RESOLUTION NO. 59/81/E

(Adopted August 4, 19 81)

WHEREAS, Section 17-4, Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 authorizes the Board of Public Safety to make temporary or experimental regulations to cover special conditions; and,

WHEREAS, a special condition has arisen justifying the Temporary Experimental Regulation hereinafter ordered, with

regard to RENEW & EXTEND REG. RES. 37/81/E: NO PARKING

(EMERGENCY)

: AND,

WHEREAS, the City Traffic Engineer has, by written memorandum dated August 3, 19 81, submitted to this Board his advice with regard to the regulation herein adopted, which written memorandum is on file in the office of this Board;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF PUBLIC SAFETY OF THE CITY OF FORT WAYNE, INDIANA:

That, pursuant to the authority granted to this Board by Section 17-4 of Chapter 17 of the Code of the City of Fort Wayne, Indiana of 1974 to make temporary or experimental regulations to cover special conditions, it is hereby ordered, effective

August 4, 19 81, and for a period of sixty (60) days thereafter, and when signs are erected pursuant hereto giving notice thereof, that the FOLLOWING IS ESTABLISHED:

NO PARKING

(EMERGENCY)

Griswold Dr. -- east & north side -- (along river) from Spy Run Ave. to Tennessee Ave.

THE COUNCIL THEN ADJOURNED.

CERTIFICATE

I hereby certify that I am the duly elected, acting and incumbent City Clerk of the City of Fort Wayne, Indiana and as such the custodian of the records of the Common Council of said City and that the above and foregoing is the true, full and complete record of the proceedings of the Common Council of the City of Fort Wayne, Indiana for its Regular Session, held on Tuesday the 11th day of August, 1981 that the numbered ordinances and resolutions shown therein were duly adopted by said Common Council on said date and were presented by me to the Mayor of the City of Fort Wayne and were signed and approved or disapproved by said Mayor as and on the dates shown as to each such ordinance and resolution respectively; and that all such records, proceedings, ordinances and resolutions remain on file and record in my office.

WITNESS my hand and the official seal of the City of Fort Wayne, Indiana, this _____ day of _____, 19____.

Charles W. Westerman
City Clerk